

2026 Advanced Building Code 9th Edition Significant Code Changes – Internet Course #1416.0

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Objective

The objective of this course is to review the significant code changes in the 9th Edition update to the *2026 Florida Building Code*, as compared to the 8th Edition 2023 *Florida Building Code*.

This is an advanced code course intended to fulfill the 1-hour Advanced Florida Building Code course requirement for engineers who practice engineering that is related to building design or systems. This course covers the most significant changes in the *2026 Florida Building Code, Building* and is designed for engineers of any discipline. This course covers significant changes made to the FBC mainly between chapters 14 and 23 with a few significant changes pulled from other chapters.

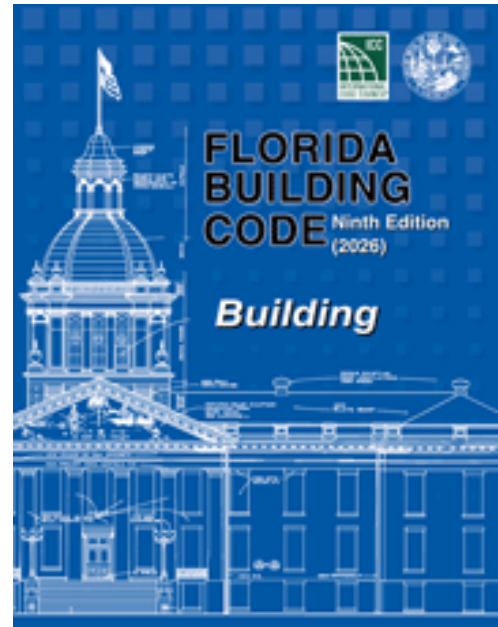


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Introduction

The effective date is December 31, 2026, for the 9th Edition of the *Florida Building Code*. This code is based on the latest changes to the 2024 International Building Code® with additional provisions added per state statutes and building commission declaratory statements. This course only reviews the significant changes made to the code and does not review every single change. Reference the original text to ensure that the appropriate context is used during design.

The Florida Building code references other texts as well. Review the referenced materials that have been updated for this edition.

*The description of significant changes to the code will be in **blue** text:*

104.11 Alternative materials, design and methods of construction and equipment

A new exception has been added permitting performance-based alternative materials, designs or methods of construction and equipment to comply with the ICC Performance Code. The new exception does not apply to alternative structural materials or to alternative structural designs.

*Code excerpts in this course will show changes and additions in **red** text.:*

104.11 Alternative materials, design and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed alternative meets all of the following:

1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code.
2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - 2.1. Quality.
 - 2.2. Strength.
 - 2.3. Effectiveness.
 - 2.4. Fire resistance.
 - 2.5. Durability.
 - 2.6. Safety.

Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the ICC Performance Code. This exception shall not apply to alternative structural materials or to alternative structural designs.

105.2 Work Exempt from permit

A new exemption to a required permit has been added for renovation of an existing residential one- and two-family dwelling for purposes of providing accessibility access to and throughout the dwelling, including ramps with rise of 48 inches (610 mm) or less, alteration to widen openings of interior doors, grab bars, and fixtures.

105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Permits shall not be required for the following:

Accessibility:

Renovation of an existing residential one- and two-family dwelling for purposes of providing accessibility access to and throughout the dwelling including ramps with rise of 48 inches (610 mm) or less, alteration to widen openings of interior doors, grab bars, and fixtures. This exemption does not include replacement of any exterior door or any interior or exterior structural element.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

107.3.5 Minimum plan review criteria for buildings

Under commercial buildings, the site requirements now include base flood elevations. Under structural requirements for commercial buildings, the flood requirements have been revised to include the “proposed” lowest floor elevations and dry floodproofing design certification on a FEMA Dry Floodproofing Certificate or equivalent.

107.3.5.1.1 Building:

8. Structural requirements shall include:

- Soil conditions/analysis

- Termite protection

- Design loads

- Wind requirements

- Building envelope

- Impact resistant coverings or systems

- Structural calculations (if required)

- Foundation

- Flood requirements in accordance with Section 1612, including proposed lowest floor elevations, enclosures, flood damage-resistant materials and dry floodproofing design certification on a FEMA Dry Floodproofing Certificate or equivalent

- Wall systems

- Floor systems

- Roof systems

- Threshold inspection plan

- Stair systems

202 Definitions: Automatic sprinkler system

The definition of automatic sprinkler system has been replaced with the following text: an automatic sprinkler system is an integrated network of piping and fire sprinklers designed in accordance with fire protection standards.

AUTOMATIC SPRINKLER SYSTEM. An automatic sprinkler system is an integrated network of piping and fire sprinklers designed in accordance with fire protection standards.

Definition revised to clarify that the wind speeds specified in Section 1609.3 are equivalent to the Basic Wind Speeds specified in Section 26.5.1 of ASCE 7.

WIND SPEED, Vult. Ultimate design wind speeds as determined in accordance with Section 1609.3. Ultimate design wind speeds, Vult, are equivalent to Basic Wind Speeds determined in accordance with Section 26.5.1 of ASCE 7.

454.1.10.4.2 Equipotential bonding

A new exception has been added to the copper or steel grid required in NFPA 70 for the bonding of swimming pool perimeter surfaces. The new exception maintains the single wire bonding permitted in the 8th Edition (2023) FBCB and that has been in place in Florida for 20 years.

454.1.10.4.2 Equipotential bonding.

Any of the parts specified in Sections 680.26(B)(1) through (B)(7) of the NFPA 70, National Electrical Code that are repaired, replaced, altered, or installed new at an existing swimming pool shall be connected to the existing bonding system using solid copper conductors, insulated, covered, or bare, not smaller than 8 AWG or with rigid metal conduit of brass or other identified corrosion-resistant metal. Connections to bonded parts shall be made in accordance with Section 250.8 of NFPA 70, National Electrical Code. An 8 AWG or larger solid copper bonding conductor provided to reduce voltage gradients in the pool area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes. All metallic float-in light rings shall be connected to the equipotential bonding grid. Float-in light rings with no provision for bonding, and other devices which do not provide an electrical connection between a metallic underwater luminaire and the forming shell of a wet niche fixture, including screws or bolts not supplied by the luminaire's manufacturer and listed for use with the specific luminaire, shall not be allowed for use with any underwater luminaire that is required to be grounded. Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes not less than 9 square inches (5800 mm²) of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities, and it shall be bonded in accordance with Section 680.26(B) of the NFPA 70, National Electrical Code. A bonded concrete pool shell shall be considered to be a conductive surface. The interior metallic surface or surfaces of any forming shell (wet niche) shall not be

covered with any material, including plaster, except potting compound covering internal bonding connections in conformance with 680.23(B)(2)(b) of NFPA 70, National Electrical Code, shall be allowed.

Exception: Swimming pools and spas may be bonded by a single copper conductor where the following requirements are met:

1. At least one minimum 8 AWG bare solid copper conductor shall be provided.
2. The conductors shall follow the contour of the perimeter surface.
3. Only listed splicing devices or exothermic welding shall be permitted.
4. The required conductor shall be 18 inches to 24 inches (450 mm to 600 mm) from the inside walls of the pool.
5. The required conductor shall be secured within or under the perimeter surface 4 inches to 6 inches (100 mm to 150 mm) below the subgrade.

454.2.16 Electrical

A new exception has been added to the copper or steel grid required in NFPA 70 for the bonding of swimming pool perimeter surfaces. The new exception maintains the single wire bonding permitted in the 8th Edition (2023) FBCB and that has been in place in Florida for 20 years.

454.2.16 Electrical.

Electrical equipment wiring and installation, including the bonding and grounding of pool components, shall comply with Chapter 27 of the Florida Building Code, Building. Outlets supplying pool pump motors connected to single-phase 120-volt through 240-volt branch circuits, whether by receptacle or by direct connection, and outlets supplying other electrical equipment and underwater luminaires operating at voltages greater than the low voltage contact limit, connected to single-phase, 120 volt through 240 volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit interrupter protection for personnel.

Exception: Swimming pools and spas may be bonded by single copper conductor where the following requirements are met:

1. At least one minimum 8 AWG bare solid copper conductor shall be provided.
2. The conductors shall follow the contour of the perimeter surface.
3. Only listed splicing devices or exothermic welding shall be permitted.
4. The required conductor shall be 18 inches to 24 inches (450 mm to 600 mm) from the inside walls of the pool.
5. The required conductor shall be secured within or under the perimeter surface 4 inches to 6 inches (100 mm to 150 mm) below the subgrade.

Table 504.4 Allowable Number of Stories Above Grade Plane

The maximum number of stories permitted for Group S-1 of Type IIB and Type IIIB construction has been increased from 3 stories to 4 stories.

Excerpt of Table 504.4

M	NS	UL	11	4	2	4	2	4	3	1
	S	UL	12	5	3	5	3	5	4	2
R-1	NS ^{d, h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-2	NS ^{d, h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-3	NS ^{d, h}	UL	11	4	4	4	4	4	3	3
	S13R	4	4						4	4
	S	UL	12	5	5	5	5	5	4	4
R-4	NS ^{d, h}	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
S-1	NS	UL	11	4	2	3	2	5	3	1
	S	UL	12	5	4	4	4	6	4	2
S-2	NS	UL	11	5	3	4	3	5	4	2
	S	UL	12	6	4	5	4	6	5	3
U	NS	UL	5	4	2	3	2	4	2	1
	S	UL	6	5	3	4	3	5	3	2

Note: UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

- See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- The NS value is only for use in evaluation of existing building height in accordance with the *Florida Building Code, Existing Building*.
- New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.
- New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and the *Florida Fire Prevention Code*.
- For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

Changes to Chapter 14 – Exterior Walls

1403.11 Exterior wall veneers manufactured using combustible adhesives

A new section has been added to close a loophole in the code that would permit some exterior cladding materials containing a combustible adhesive in Type I-IV construction to avoid testing in accordance with NFPA 285.

The new language requires exterior wall assemblies on buildings of Type I, II, III or IV construction that are greater than 40 feet in height above grade plane and contain an exterior wall veneer manufactured using a combustible adhesive to laminate a metal core with noncombustible facing materials to be tested in accordance with, and comply with, the acceptance criteria of NFPA 285, with the adhesive level at the maximum application rate intended for use.

1403.11 Exterior wall veneers manufactured using combustible adhesives.

Exterior wall assemblies on buildings of Type I, II, III or IV construction that are greater than 40 feet (12 192 mm) in height above grade plane and contain an exterior wall veneer manufactured using a combustible adhesive to laminate a metal core with noncombustible facing materials shall be tested in accordance with, and comply with, the acceptance criteria of NFPA 285, with the adhesive level at the maximum application rate intended for use. Combustibility shall be determined in accordance with Section 703.3.

1403.12 Fasteners and connectors exposed to saltwater environments.

A new section has been added requiring fasteners and connectors in areas within 3,000 ft of a saltwater coastline to comply with the corrosion resistance requirements of Section 1711.

1403.12 Fasteners and connectors exposed to saltwater environments.

Fasteners and connectors in areas within 3,000 feet (914 m) of a saltwater coastline shall comply with Section 1711.

1404.2 Water-resistive barrier

New language has been added addressing water-resistive barriers and fenestration openings. The intersection of the water-resistive barrier with fenestration openings is required to be flashed and assembled as required by the fenestration manufacturer. Where not addressed by the fenestration manufacturer, flashing is permitted to be done in accordance with other approved methods.

Additional new language requires the water-resistive barrier to be continuous from the top of

walls and terminated at penetrations and building appendages to comply with the exterior wall envelope provisions of Section 1403.2.

Foam plastic insulating sheathing water-resistive barrier systems have been added as acceptable water-resistive barriers.

1404.2 Water-resistive barrier.

Not fewer than one layer of water-resistive barrier material shall be attached to the studs or sheathing, with flashing as described in Section 1405.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The intersection between the water-resistive barrier materials and fenestration openings shall be flashed and assembled in accordance with the fenestration manufacturer's installation instructions, or other approved methods for applications not addressed by the fenestration manufacturer's instructions. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section 1403.2.

Water-resistive barriers shall comply with one of the following:

1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2556, Type I or II.
3. Foam plastic insulating sheathing water-resistive barrier systems complying with Section 1403.2 and installed in accordance with manufacturer's installation instructions.
4. ASTM E331 in accordance with Section 1403.2.
5. Other approved materials installed in accordance with the manufacturer's installation instructions.

No.15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

Changes to Chapter 15 – Roof Assemblies and Rooftop Structures

1506.5 thru 1506.7 Nails – Screws - Clips

New language has been added requiring fasteners and connectors located in areas within 3000 ft of a saltwater coastline to comply with new Section 1711.

1506.5 Nails.

Nails shall be corrosion-resistant nails conforming to ASTM F1667 or an equal corrosion resistance by coating, electro galvanization, mechanical galvanization, hot-dipped galvanization, stainless steel, nonferrous metal and alloys or other suitable corrosion-resistant material, or corrosion resistance shall be demonstrated in accordance with TAS114, Appendix E. **In areas within 3,000 feet (914 m) of a saltwater coastline, nails shall comply with Section 1711.**

1506.6 Screws.

Wood screws conform to ANSI/ASME B18.6.1. Screws shall be corrosion resistant by coating, galvanization, stainless steel, nonferrous metal or other suitable corrosion-resistant material. The corrosion resistance shall be demonstrated through one of the following methods:

1. Corrosion resistance equivalent to ASTM A641, Class 1;
2. Corrosion resistance in accordance with TAS114, Appendix E; or
3. Corrosion-resistant coating exhibiting not more than 5 percent red rust after 1000 hours exposure in accordance with ASTM B117.

In areas within 3,000 feet (914 m) of a saltwater coastline, screws shall comply with Section 1711.

1506.7 Clips.

Clips shall be corrosion-resistant clips. The corrosion resistance shall meet 0.90 ounce per square foot (0.458 kg/m²) measured according to ASTM A90/A90M, TAS 114, Appendix E or an equal corrosion-resistance coating, electro galvanization, mechanical galvanization, hot dipped galvanization, stainless steel, nonferrous metals and alloys or other suitable corrosion-resistant material. Stainless steel clips shall conform to ASTM A240/A240M, Type 304. **In areas within 3,000 feet (914 m) of a saltwater coastline, clips shall comply with Section 1711.**

1507.2.7.2 thru 1507.2.7.2.2 Wind resistance of hip and ridge shingles

A new section has been added addressing wind resistance of hip and ridge asphalt shingles. Hip and ridge shingles are required to be tested and classified in accordance with the wind test requirements of UL 2375 modified to use a wind speed of 110 mph. Shingle packaging is also required to bear a label indicating compliance with the modified version of UL 2375. As an alternate to testing, a prescriptive attachment method for hip and ridge shingles has been added that requires 1-inch diameter spots of roof cement complying with ASTM D3019, ASTM D4856, or other adhesive specified by the manufacturer, in addition to the manufacturer required fasteners, to secure the hip and ridge shingles to the roof.

1507.2.7.2 Wind resistance of hip and ridge shingles.

Hip and ridge shingles shall comply with Section 1507.2.7.2.1 or 1507.2.7.2.2.

1507.2.7.2.1 Testing of hip and ridge shingles.

Hip and ridge shingles shall be tested and classified in accordance with the wind test requirements in UL 2375 modified to use a wind speed of 110 mph (177 km/hr). Hip and ridge shingle packaging shall bear a label to indicate compliance with the modified version of UL 2375.

1507.2.7.2.2 Prescriptive alternative for attaching hip and ridge shingles.

Prior to installing each hip or ridge shingle, two minimum 1-inch diameter spots of roof cement complying with ASTM D3019 or ASTM D4586, or other adhesive specified by the hip or ridge shingle manufacturer, shall be placed on each side of the hip or ridge. The spots shall be placed near the leading edge and fully covered by the exposed portion of the hip or ridge shingle. Each hip or ridge shingle shall be fastened in accordance with the hip or ridge shingle manufacturer's installation instructions.

Changes to Chapter 16 – Structural Design

Table 1604.5 Risk Category of Buildings and Other Structures

Ground-mounted photovoltaic (PV) panel systems have been added as Risk Category I.

Risk Category III power-generating stations have been revised to apply to power-generating stations with individual power units rated 75MWAC (megawatts, alternating current) or greater.

Buildings where loss of function represents a substantial hazard to occupants or users have been added as Risk Category IV.

Group I-3 occupancies other than Condition I are now Risk Category IV instead of Risk Category III.

Public utility facilities providing power generation, potable water treatment, or wastewater treatment have been added as Risk Category IV.

Note a has been revised to permit the floor area for vehicular drive aisles to be excluded in the determination of net floor area in parking garages.

TABLE 1604.5— RISK CATEGORY OF BUILDINGS AND OTHER STRUCTURES

RISK CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: • Agricultural facilities. • Certain temporary facilities. • Minor storage facilities. • Screen enclosures. • Ground-mounted photovoltaic (PV) panel systems.
II	Buildings and other structures except those listed in Risk Categories I, III and IV.
III	Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to: • Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing one or more public assembly spaces each having an occupant load greater than 300 and a cumulative occupant load of these public assembly spaces of greater than 2,500. • Buildings and other structures containing Group E or Group I-4 occupancies or combination thereof, with an occupant load greater than 250. • Buildings and other structures containing educational occupancies for students above the 12th grade with an occupant load greater than 500. • Group I-2 occupancies with an occupant load of 50 or more resident care recipients but not having surgery or emergency treatment facilities. • Group I-3 occupancies. • Any other occupancy with an occupant load greater than 5,000^a. • Power-generating stations with individual power units rated 75MWAC (megawatts, alternating current) or greater, water treatment facilities for potable water, wastewater treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings and other structures not included in Risk Category IV containing quantities of toxic or explosive materials that: - Exceed maximum allowable quantities per control area as given in Table 307.1(1) or 307.1(2) or per outdoor control area in accordance with the Florida Fire Prevention Code; and - Are sufficient to pose a threat to the public if released^b.
IV	Buildings and other structures designated as essential facilities and buildings where loss of function represents a substantial hazard to occupants or users, including but not limited to: • Group I-2 occupancies having surgery or emergency treatment facilities. • Group I-3 occupancies other than Condition 1. • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Public utility facilities providing power generation, potable water treatment, or wastewater treatment. • Power-generating stations and other public utility facilities required as emergency backup facilities for Risk Category IV structures. • Buildings and other structures containing quantities of highly toxic materials that: - Exceed maximum allowable quantities per control area as given in Table 307.1(2) or per outdoor control area in accordance with the Florida Fire Prevention Code; and are sufficient to pose a threat to the public if released^b. • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump structures required to maintain water pressure for fire suppression.

- For purposes of occupant load calculation, occupancies required by Table 1004.5 to use gross floor area calculations shall be permitted to use net floor areas to determine the total occupant load. **The floor area for vehicular drive aisles shall be permitted to be excluded in the determination of net floor area in parking garages.**
- Where approved by the building official, the classification of buildings and other structures as Risk Category III or IV based on their quantities of toxic, highly toxic or explosive materials is permitted to be reduced to Risk Category II, provided it can be demonstrated by a hazard assessment in accordance with Section 1.5.3 of ASCE 7 that a release of the toxic, highly toxic or explosive materials is not sufficient to pose a threat to the public.

1604.5.1 Multiple occupancies

Section revised to require separated portions of a building or structure that provide required electrical, communications, mechanical, plumbing, or conveying support to another portion assigned to Risk Category IV to be designed as a Risk Category IV.

The term life safety components has been further refined to specifically include life safety systems, emergency power systems, and emergency and egress lighting systems.

1604.5.1 Multiple occupancies.

Where a building or structure is occupied by two or more occupancies not included in the same risk category, it shall be assigned the classification of the highest risk category corresponding to the various occupancies. Where buildings or structures have two or more portions that are structurally separated, each portion shall be separately classified. Where a separated portion of a building or structure provides required access to, required egress from or shares life safety systems, emergency power systems, or emergency and egress lighting systems with another portion having a higher risk category, or provides required electrical, communications, mechanical, plumbing, or conveying support to another portion assigned to Risk Category IV, both portions shall be assigned to the higher risk category.

Exception: Where a storm shelter designed and constructed in accordance with ICC 500 is provided in a building, structure or portion thereof normally occupied for other purposes, the risk category for the normal occupancy of the building shall apply unless the storm shelter is a designated emergency shelter in accordance with Table 1604.5.

1604.5.2: Photovoltaic (PV) panel systems.

New section added assigning a risk category to various installations of PV panel systems and elevated PV support structures.

1604.5.2 Photovoltaic (PV) panel systems.

Photovoltaic (PV) panel systems and elevated PV support structures shall be assigned a risk category as follows:

1. Ground-mounted PV panel systems serving Group R-3 buildings shall be assigned as Risk Category I.
2. Ground-mounted PV panel systems other than those described in Items 1 and 5 shall be assigned as Risk Category II.
3. Elevated PV support structures other than those described in Items 4, 5, and 6 shall be assigned as Risk Category II.

4. Rooftop-mounted PV panel systems and elevated PV support structures installed on top of buildings shall be assigned a risk category that is the same as the risk category of the building on which they are mounted.
5. PV panel systems and elevated PV support structures paired with energy storage systems (ESS) and serving as a dedicated, stand-alone source of backup power for Risk Category IV buildings shall be assigned as Risk Category IV.
6. Elevated PV support structures where the usable space underneath is used for parking of emergency vehicles shall be assigned as Risk Category IV.

Table 1607.1 Minimum Uniformly Distributed Live Loads, L_o , and Minimum Concentrated Live Loads.

Under assembly, follow spot, projections, and control rooms have been added and are required to be designed for a uniform live load of 50 psf.

Fire trucks and emergency vehicles have been added with a reference to Section 1607.8 for live loads.

Forklifts and moveable equipment have been added with a reference to Section 1607.8 for live loads.

Uniform live loads for helipads have been relocated from Section 1607.6 to Table 1607.1.

Under recreational uses, theater projection, control, and follow spot rooms have been added and are required to be designed for a uniform live loads of 50 psf.

Corridors serving public rooms have been relocated as an individual entry.

Roof areas used for other occupancies has been changed to roof areas used for occupancies other than assembly.

Public restrooms have been added and are required to be designed for the same live load for the area served but not exceeding 60 psf.

TABLE 1607.1— MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_0 , AND MINIMUM CONCENTRATED LIVE LOADS

OCCUPANCY OR USE		UNIFORM (psf)	CONCENTRATED (pounds)	ALSO SEE SECTION
1.	Apartments (see residential)	—	—	—
2.	Access floor systems			
	Office use	50	2,000	
	Computer use	100	2,000	
3.	Armories and drill rooms	150 ^a	—	—
4.	Assembly areas		—	—
	Fixed seats (fastened to floor)	60 ^a		
	Follow spot, projections and control rooms	50		
	Lobbies	100 ^a		
	Movable seats	100 ^a		
	Stage floors	150 ^a		
	Platforms (assembly)	100 ^a		
	Reviewing stands, grandstands and bleachers	100 ^a Section 1607.21		
	Stadiums and arenas with fixed seats (fastened to the floor)	60 ^a Section 1607.21		
	Other assembly areas	100 ^a		
5.	Balconies and decks	1.5 times the live load for the area served. Not required to exceed 100 psf.	—	—
6.	Catwalks for maintenance and service access	40	300	—
7.	Cornices	60	—	—
8.	Corridors		—	—
	First floor	100		
	Other floors	Same as occupancy served except as indicated		
9.	Dining rooms and restaurants	100 ^a	—	—
10.	Dwellings (see residential)	—	—	—
11.	Elevator machine room and controlroom grating (on area of 2 inches by 2 inches)	—	300	—
12.	Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200	—
13.	Fire escapes	100	—	—
	On single-family dwellings only	40		
14.	Fixed ladders	See Section 1607.16		—

14.	Fixed ladders		See Section 1607.16		—
15.	Garages and vehicle floors		40 ^c	See Section 1607.7	— — — —
	Passenger vehicles only		See Section 1607.8 See Section 1607.8 See Section 1607.8		
	Trucks and buses				
	Fire trucks and emergency vehicles				
	Forklifts and movable equipment				
16.	Handrails, guards and grab bars		See Section 1607.9		—
17.	Helipads	Helicopter takeoff weight 3,000 lb (13.35 kN) or less	40 ^a	See Section 1607.6.1	Section 1607.6
		Helicopter takeoff weight more than 3,000 lb (13.35 kN)	60 ^a	See Section 1607.6.1	Section 1607.6
18.	Hospitals				—
	Corridors above first floor		80	1,000	
	Operating rooms, laboratories		60	1,000	
	Patient rooms		40	1,000	
19.	Hotels (see residential)		—	—	—
20.	Libraries				See Section 1607.17
	Corridors above first floor		80	1,000	
	Reading rooms		60	1,000	
	Stack rooms		150 ^b	1,000	
21.	Manufacturing				—
	Heavy		250 ^b	3,000	
	Light		125 ^b	2,000	
22.	Marquees, except one- and two-family dwellings		75	—	—
23.	Office buildings				—
	Corridors above first floor		80	2,000	
	File and computer rooms shall be designed for heavier loads based on anticipated occupancy		—	—	
	Lobbies and first-floor corridors		100	2,000	
	Offices		50	2,000	
24.	Penal institutions				—
	Cell blocks		40	—	
	Corridors		100	—	
25.	Recreational uses:				— — — — — — —
	Bowling alleys, poolrooms and similar uses		75 ^a		
	Dance halls and ballrooms		100 ^a		
	Gymnasiums		100 ^a		
	Theater projection, control, and follow spot rooms		50		
	Ice skating rink		250 ^b		
	Roller skating rink		100 ^a		

26.	Residential			
	One- and two-family dwellings			
	Uninhabitable attics without storage	10		
	Uninhabitable attics with storage	20		
	Habitable attics and sleeping areas	30		
	Canopies, including marquees	30		
	All other areas	20		
	Hotels and multifamily dwellings			
	Private rooms and corridors serving them	40		
	Public rooms ^a	100 ^a		
	Corridors serving public rooms	100		
27.	Roofs			
	Ordinary flat, pitched, and curved roofs (that are not occupiable)	20		
	Roof areas used for assembly purposes	100 ^a		
	Roof areas used for occupancies other than assembly	Same as occupancy served		
	Vegetative and landscaped roofs: Roof areas not intended for occupancy	20		
	Roof areas used for assembly purposes	100 ^a		
	Roof areas used for occupancies other than assembly	Same as occupancy served		
	Awnings and canopies: Fabric construction supported by a skeleton structure	5 ^a		
	All other construction, except one- and two-family dwellings			
	Primary roof members exposed to a work floor			
	Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages		2,000	
	All other primary roof members		300	
	All roof surfaces subject to maintenance workers		300	
28.	Schools			
	Classrooms	40	1,000	
	Corridors above first floor	80	1,000	
	First-floor corridors	100	1,000	
29.	Scuttles, skylight ribs and accessible ceilings	—	200	
30.	Sidewalks, vehicular driveways and yards, subject to trucking	250 ^b	8,000	

See Section
1607.20

See Section
1607.13.2

—

—

See Section
1607.18

31.	Stairs and exits			
	One- and two-family dwellings	40	300	See Section 1607.19
	All other	100	300	See Section 1607.19
32.	Storage areas above ceilings	20	—	—
33.	Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		—	—
	Heavy	250 ^b		
	Light	125 ^b		
34.	Stores			—
	Retail			
	First floor	100	1,000	
	Upper floors	75	1,000	
	Wholesale, all floors	125 ^b	1,000	
35.	Vehicle barriers	See Section 1607.9.3		—
36.	Walkways and elevated platforms (other than exitways)	60	—	—
37.	Yards and terraces, pedestrian	100 ^a	—	—
38.	Public restrooms	Same as live load for area served but not required to exceed 60 psf		—

For SI: 1 inch = 25.4 mm, 1 square inch = 645.16 mm², 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kN/m², 1 pound = 0.004448 kN, 1 pound per cubic foot = 16 kg/m³.

- a. Live load reduction is not permitted.
- b. Live load reduction is only permitted in accordance with Section 1607.11.1.2 or Item 1 of Section 1607.11.2.
- c. Live load reduction is only permitted in accordance with Section 1607.11.1.3 or Item 2 of Section 1607.11.2.

1607.5: Partition loads.

New language has been added prohibiting partition loads from being reduced.

1607.5 Partition loads.

In office buildings and in other buildings where partition locations are subject to change, provisions for partition weight shall be made, whether or not partitions are shown on the construction documents. The partition load shall be not less than a live load of 15 psf (0.72 kN/m²) **and shall not be reduced as permitted in Section 1607.11.**

Exception: A partition live load is not required where the minimum specified live load is 80 psf (3.83 kN/m²) or greater.

1607.9.1: Handrails and guards

Section relocated and title revised. New language added stating that the uniform load need not be assumed to act concurrently with the concentrated load specified in Section 1609.1.

A new exception to uniform loads has been added for roofs not intended for occupancy. Only the single concentrated load from Section 1607.9.1 is required to be applied.

1607.9.1 Concentrated load.

Handrails and guards shall be designed to resist a concentrated load of 200 pounds (0.89 kN) in accordance with Section 4.5.1 of ASCE 7. Glass handrail assemblies and guards shall comply with Section 2407.

1607.9.1.1 Uniform load.

Handrails and guards shall be designed to resist a linear load of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1.1 of ASCE 7. This load need not be assumed to act concurrently with the concentrated load specified in Section 1607.9.1.

Exceptions:

1. For one- and two-family dwellings, only the single concentrated load required by Section 1607.9.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an occupant load less than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m).
3. For roofs not intended for occupancy, only the single concentrated load required by Section 1607.9.1 shall be applied.

Table 1609.7(1) Nominal (ASD) Vehicle Access Door ~~Garage Door~~ Wind Loads for a Building with a Mean Roof Height of 30 ft Located in Exposure B

Design wind pressures in the table have been revised slightly to correlate with changes in ASCE 7-22. The references to ASD wind speeds (V_{asd}) have been deleted. The table notes have been updated to better describe the coefficients used from ASCE 7-22 to determine the table design wind pressures. Additionally, the table notes now clearly define the limitations of using the simplified design wind pressures in the table.

1609.7: Vehicle access doors.

For buildings designed as enclosed, design wind pressures for vehicle access doors shall be obtained using [Table 1609.7\(1\)](#). Table values shall be adjusted for mean roof height and exposure by multiplying by the adjustment factor in [Table 1609.7\(2\)](#). The resulting positive and negative design wind pressures shall not be less than 10 psf.

TABLE 1609.7(1)—NOMINAL (ASD) VEHICLE ACCESS DOOR WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (PSF)^{1, 2, 3, 4, 5}

ULTIMATE DESIGN WIND SPEED (V_{ult}) DETERMINED IN ACCORDANCE WITH SECTION 1609.3 (MPH - 3 SECOND GUST)												
Width (ft)	Height (ft)	100 MPH	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH	190 MPH	200 MPH
Roof Angle 0 – 10 degrees												
8	8	+ 8.6 – 9.7	+ 10.4 – 11.7	+ 12.3 – 14.0	+ 14.5 – 16.4	+ 16.8 – 19.0	+ 19.3 – 21.8	+ 21.9 – 24.8	+ 24.8 – 28.0	+ 27.8 – 31.4	+ 30.9 – 35.0	+ 34.3 – 38.8
10	10	+ 8.3 – 9.3	+ 10.0 – 11.3	+ 11.9 – 13.4	+ 14.0 – 15.7	+ 16.2 – 18.2	+ 18.6 – 20.9	+ 21.2 – 23.8	+ 24.0 – 26.9	+ 26.9 – 30.1	+ 29.9 – 33.6	+ 33.2 – 37.2
14	14	+ 7.9 – 8.8	+ 9.5 – 10.6	+ 11.3 – 12.6	+ 13.3 – 14.8	+ 15.4 – 17.2	+ 17.7 – 19.7	+ 20.1 – 22.4	+ 22.7 – 25.3	+ 25.5 – 28.4	+ 28.4 – 31.6	+ 31.5 – 35.1
Roof Angle > 10 degrees												
9	7	+ 9.3 – 10.6	+ 11.3 – 12.8	+ 13.5 – 15.2	+ 15.8 – 17.9	+ 18.3 – 20.7	+ 21.0 – 23.8	+ 23.9 – 27.0	+ 27.0 – 30.5	+ 30.3 – 34.2	+ 33.7 – 38.1	+ 37.4 – 42.3
16	7	+ 9.0 – 10.0	+ 10.8 – 12.1	+ 12.9 – 14.4	+ 15.1 – 16.9	+ 17.5 – 19.6	+ 20.1 – 22.5	+ 22.9 – 25.5	+ 25.9 – 28.8	+ 29.0 – 32.3	+ 32.3 – 36.0	+ 35.8 – 39.9

For SI: 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h, 1 psf = 47.88 Pa.

- For door sizes or wind speeds between those given above the load may be interpolated. For larger door sizes use the load associated with the closest door size.
- Positive and negative values signify, respectively, pressures acting toward and away from the exterior surface of the door.
- Negative pressures assume the door overlaps the building's end zone by 2 feet. For overlaps less than 2 feet, the values in this table shall be used.
- Tabulated values are calculated in accordance with [ASCE 7](#) using the 0.6 factor for ASD and an elevation factor of 1.0. Lower elevation factors shall be permitted to be used in accordance with [ASCE 7](#) Table 26.9-1.
- Topographic factor, K_{zt} , is taken as 1. Determine design wind pressure in accordance with [ASCE 7](#) where the topographic conditions of [ASCE 7](#) Section 26.8 apply.
- Design wind pressure shall be determined in accordance with [ASCE 7](#) in the following cases:
 - Buildings designed as open, partially open, or partially enclosed.
 - Door areas (width x height) less than 63 square feet.
 - Doors overlapping the building's end zone more than 2 feet.
 - Building mean roof height greater than 60 feet.
 - Building types and conditions not within the scope (Section 30.1) of [ASCE 7](#) Chapter 30.

1610.1: Lateral pressures

Section revised to clarify that the soil lateral loads specified in this section can be applied to all below grade structures and not just foundation and retaining walls.

1610.1 Lateral pressures.

Structures below grade shall be designed to resist lateral soil loads from adjacent soil. Soil loads specified in Table 1610.1 shall be used as the minimum design lateral soil loads unless determined otherwise by a geotechnical investigation in accordance with Section 1803. Foundation walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure. **Walls that are** free to move and rotate at the top, **such as retaining walls, shall** be permitted to be designed for active pressure.

Where applicable, lateral pressure from **fixed or moving** surcharge loads shall be added to the lateral soil load. Lateral pressure shall be increased if expansive soils are present at the site. Foundation walls shall be designed to support the weight of the full hydrostatic pressure of undrained backfill unless a drainage system is installed in accordance with Sections 1805.4.2 and 1805.4.3.

Exception: Foundation walls extending not more than 8 feet (2438 mm) below grade and laterally supported at the top by flexible diaphragms shall be permitted to be designed for active pressure.

1612.4.3: Testing of dry floodproofing measures.

A new section has been added requiring dry floodproofing measures to be tested. For passive systems (human intervention not required), dry floodproofing measures are required to comply with the test requirements of ANSI/FM 2510, TAS 204 or other approved standard. For active systems (human intervention required), dry floodproofing measures are required to comply with the test requirements ANSI/FM 2510 or other approved standard.

1612.4.3 Testing of dry floodproofing measures.

Where dry floodproofing is permitted by this code, materials, products and assemblies specified by registered design professionals as part of dry floodproofing measures shall meet the following, as applicable:

1. Where human intervention is not required (passive), meet the test requirements of ANSI/FM 2510, TAS 204 or an approved test standard, unless otherwise approved by the building official.
2. Where human intervention is required (active), meet the test requirements of ANSI/FM 2510 or an approved test standard, unless otherwise approved by the building official.

1612.4.4: Structures other than buildings.

A new section has been added specifying flood provisions for structures other than buildings such as pole barns, gazebos, platforms, boat shelters, and recreational vehicle shade structures. Many of these structures have roofs but not walls.

1612.4.4 Structures other than buildings.

Structures other than buildings, including structures with roofs that are unwalled or not fully walled, shall:

1. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.
2. Be constructed of flood damage-resistant materials.
3. Have mechanical, plumbing, and electrical systems above the base flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the base flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

1612.5: Flood hazard documentation

Section revised to specify the use of FEMA certificates such as a FEMA Elevation Certificate or FEMA Dry Floodproofing Certificate as applicable. The corresponding strength design level design loads have been added for breakaway walls.

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:
 - 1.1. The elevation of the lowest floor, including the basement, **provided on a FEMA Elevation Certificate or equivalent** as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

1.3. For dry floodproofed nonresidential buildings, construction documents shall include a statement **provided on a FEMA Dry Floodproofing Certificate or equivalent** that the dry floodproofing is designed in accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24.

1.4. For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed **provided on a FEMA Dry Floodproofing Certificate or equivalent** as required for the final inspection in Section 110.3, Building, 6.1.

2. For construction in coastal high hazard areas and coastal A zones:

2.1. The elevation of the bottom of the lowest horizontal structural member **provided on a FEMA Elevation Certificate or equivalent** as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

2.2. Construction documents shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.

2.3. For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m²) determined using allowable stress design **or a resistance to an ultimate load of more than 33 psf (1.58 kN/m²)**, construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.

2.4. For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

1616.2.1: Fences.

The language that permitted fences to be designed using allowable fastest mile wind speeds of 75 mph has been deleted.

1616.2.1 Fences.

Fences not exceeding 6 feet (1829 mm) in height **may be** designed for an ultimate wind speed of 115 mph (40m/s) 3-second gust

Changes to Chapter 17 – Special Inspections and Tests

1709.5.2.1: Vehicle access doors.

The terms “sectional garage doors and rolling doors” have been changed to “vehicle access doors.”

Section revised to clarify that design pressures determined in accordance with the LRFD provisions of ASCE 7 **are permitted to be multiplied by 0.6.**

1709.5.2.1 Vehicle access doors.

Vehicle access doors shall be tested for determination of structural performance under uniform static air pressure difference in accordance with ANSI/DASMA 108, ASTM E330 Procedure A, or TAS 202. For **vehicle access** doors tested in accordance with ASTM E330, acceptance criteria shall be in accordance with ANSI/DASMA 108. (HVHZ shall comply with TAS 202.) Design **wind** pressures shall be determined **in accordance with Section 1609.7** or ASCE 7. Design pressures determined **in accordance with the LRFD method of** ASCE 7 are permitted to be multiplied by 0.6.

1711: Corrosion Resistance – Saltwater Environments

A new section has been added specifying corrosion resistance requirements for fasteners and metal connectors/plates that are located within 3000 feet of a saltwater coastline. Criteria have been provided for stainless steel, enhanced galvanizing, and standard galvanizing. A new table has been added that specifies the required level of corrosion resistance for fasteners and connectors/plates based on the distance from the saltwater coastline and exposure condition. The exposure conditions describe the level of exposure to salt-laden air.

SECTION 1711— CORROSION RESISTANCE—SALTWATER ENVIRONMENTS

1711.1 Fasteners and connectors exposed to saltwater environments.

Fasteners and connectors in areas within 3,000 feet (914 m) of a saltwater coastline shall comply with Sections 1711.1.1 and 1711.1.2.

Exception: Fasteners and connectors fully embedded in concrete or mortar.

TABLE 1711.1— CORROSION RESISTANCE OF FASTENERS AND CONNECTORS

Exposure Description ^a	BUILDING LOCATION			
	Less than or equal to 300 feet from coastal shoreline		Greater than 300 feet and up to 3000 feet from coastal shoreline	
	Screws, bolts, lag screws (including nuts and washers), nails and glulam rivets	Connectors and Metal Plates	Screws, bolts, lagscrews (including nuts and washers), nails and glulam rivets	Connectors and Metal Plates
Exterior-Partially Sheltered and Exterior-Open Exposed	Stainless Steel in accordance with Section 1711.1.1.1	Stainless Steel in accordance with Section 1711.1.2.1	Galvanized in accordance with Section 1711.1.1.2	Enhanced Galvanized in accordance with Section 1711.1.2.2
Unconditioned Interior-Vented Enclosed	Galvanized in accordance with Section 1711.1.1.2	Enhanced Galvanized in accordance with Section 1711.1.2.2	Galvanized in accordance with Section 1711.1.1.2	Enhanced Galvanized in accordance with Section 1711.1.2.2
Unconditioned Interior-Unvented Enclosed	Galvanized in accordance with Section 1711.1.1.2	Standard Galvanized in accordance with Section 1711.1.2.3	Galvanized in accordance with Section 1711.1.1.2	Standard Galvanized in accordance with Section 1711.1.2.3

1711.1.1 Screws, bolts and nails.

Screws, bolts and nails shall be corrosion resistant by composition (stainless steel or nonferrous metal) or by coating or galvanization as specified in this section and Table 1711.1.

1711.1.1.1 Stainless steel.

Where required by Table 1711.1, fasteners shall be manufactured from ASTM A240 Type 304, Type A305 or Type 316 stainless steel.

1711.1.1.2 Galvanized.

Where required by Table 1711.1, fasteners shall be in accordance with the following:

1. For fasteners with diameters greater than 3/8 inch (9.5 mm), the minimum corrosion resistance shall comply with or be equivalent to ASTM A153, Class C.

2. For fasteners with diameters 3/8 inch (9.5 mm) and less, the minimum corrosion resistance shall comply with or be equivalent to one of the following methods:

- 2.1. ASTM A153, Class D.

- 2.2. ASTM A641, Class 3S.

- 2.3. Corrosion resistance exhibiting not more than 5 percent red rust after 1,000 hours of exposure in accordance with ASTM B117.

- 2.4. Corrosion resistance exhibiting not more the 5 percent red rust after 280 hours of exposure for nails, 1000 hours of exposure for roof tile fasteners or 360 hours of exposure for other carbon steel fasteners in accordance with ASTM G85, Annex 5.

1711.1.1.3 Compatibility.

Fasteners used with connectors or other metal plates shall have a corrosion-resistant coating or composition that is compatible with the corrosion-resistant coating or composition of the connectors to prevent corrosion from galvanic action between dissimilar materials.

1711.1.2 Connectors and metal plates.

Connectors and metal plates shall be corrosion resistant by composition (stainless steel or non-ferrous metal) or by coating or galvanization as specified in this section and Table 1711.1.

1711.1.2.1 Stainless steel.

Where required by Table 1711.1, connectors and metal plates shall be manufactured from ASTM A240 Type 316 stainless steel.

1711.1.2.2 Enhanced galvanizing.

Where required by Table 1711.1, connectors and metal plates shall be in accordance with one of the following:

1. Hot-dipped galvanized prior to fabrication to meet ASTM A653, Coating Designation G185.
2. Hot-dipped galvanized after fabrication to meet ASTM A123 providing a minimum average coating weight of 2.0 ounces per square foot (total both sides).
3. Provided with a protective coating as specified by TPI 1.

1711.1.2.3 Standard galvanizing.

Where required by Table 1711.1, connectors and metal plates shall be in accordance with one of the following:

1. Hot-dipped galvanized prior to fabrication to meet ASTM A653, Coating Designation G90.
2. Hot-dipped galvanized after fabrication to meet ASTM A123 providing a minimum average coating weight of 2.0 ounces per square foot (total both sides).
3. Provided with a protective coating as specified by TPI 1.

Exposure Descriptions:

Exterior-Partially Sheltered: Locations are areas where fasteners and connectors are exposed to salt air, but not exposed to fresh rainwater to remove accumulated salt.

Exterior-Open Exposed: Locations are areas where fasteners and connectors are exposed to salt air, but also exposed to rainwater to allow rinsing of the accumulated salt, and also more likely to dry after rain.

Unconditioned Interior-Vented Enclosed: Locations are those where fasteners and connectors inside a part of the building that also has vents to the outside environment that would allow salt air to enter.

Unconditioned Interior-Unvented Enclosed: Locations are those that are inside the building, but not in the conditioned space.

Changes to Chapter 18 – Soils and Foundations

1803.5.4: Groundwater

The terminology in this section has been updated to industry-accepted terms. The exception to a required subsurface soil investigation has been deleted. The application of waterproofing alone will no longer eliminate the need for subsurface soil investigation.

New language requires consideration of whether the groundwater depth will affect the design and construction of buildings and structures.

1803.5.4 Groundwater.

A **geotechnical** investigation shall be performed to determine **if**:

1. **Groundwater** is above or within 5 feet (1524 mm) below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation; **and**
2. The groundwater depth will affect the design and construction of buildings and structures.

Table 1807.2.5 Guards

A new section has been added addressing guard requirements at retaining walls. Guards are not required at retaining walls that are not accessible to the public.

1807.2.5 Guards.

Guards shall be provided at retaining walls in accordance with Sections 1807.2.5.1 through 1807.2.5.3.

Exception: Guards are not required at retaining walls not accessible to the public.

1807.2.5.1: Where required

A new section has been added addressing where guards are required at retaining walls. At retaining walls located within 36 inches of walking surfaces, a guard is required between the walking surface and the open side of the retaining wall where the walking surface is located more than 30 inches measured vertically to the surface or grade below at any point within 36 inches horizontally to the edge of the open side. Guards must be designed for the loads specified in Section 1607.9

1807.2.5.1 Where required.

At retaining walls located within 36 inches (914 mm) of walking surfaces, a guard shall be required between the walking surface and the open side of the retaining wall where the walking surface is located more than 30 inches (762 mm) measured vertically to the surface or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall comply with Section 1607.9

Changes to Chapter 19 – Concrete

1907 - SLABS-ON-GROUND

New provisions have been added for structural slabs-on-ground and non-structural slabs-on-ground.

1907.1 Structural slabs-on-ground.

Structural concrete slabs-on-ground shall comply with all applicable provisions of this chapter. Slabs-on-ground shall be considered structural concrete where required by ACI 318 or where designed to:

1. Transmit vertical loads or lateral forces from other parts of the structure to the soil. or
2. Transmit vertical loads or lateral forces from other parts of the structure to foundations.

1907.2 Nonstructural slabs on ground.

Nonstructural slabs-on-ground shall only be required to comply with Sections 1904.2, 1907.3, and 1907.4. Portions of the nonstructural slabs on ground used to resist uplift forces or overturning shall be designed in accordance with accepted engineering practice throughout the entire portion designated as dead load to resist uplift forces or overturning.

Changes to Chapter 20 – Aluminum

2002.1.1: Screen Enclosures.

New section added requiring aluminum used as structural members containing spline grooves to receive screen to be 6005 T5 alloy or an alloy with a greater standard of performance. The alloy of aluminum extrusions for use as structural members is required to be provided by the supplier on bills of lading, invoices or other approved means and provided to the building official or inspector upon request.



2002.1.1 Screen enclosures.

Aluminum for use as structural members containing spline grooves to receive screen shall be 6005 T5 Alloy or an alloy with a greater standard of performance. The alloy of aluminum extrusions for use as structural members shall be provided by the supplier on bills of lading, invoices or other approved means. Bills of lading, invoices or other approved certification of the alloy shall be provided to the building official or inspector upon request.

Image Source: A&S Aluminum Supply, "Patio Extrusions Flat spline groove" Accessed via https://cdn11.bigcommerce.com/s-3wm7fgjb4s/images/stencil/1280x1280/products/447/1508/brown-ez-screen-room-screen-frames-ezsr8pbz-64_600_90683.1732208875.1280.1280_91651.1749222192.jpg?c=1

Changes to Chapter 23 – Wood

2301.4.1 Floor joists, roof rafters and ceiling joists

A new section has been added specifying limitations on cutting, notching, and boring of floor joists, roof rafters and ceiling joists.

2301.4.1 Floor joists, roof rafters and ceiling joists.

Notches on framing ends shall not exceed one-fourth the member depth. Notches in the top or bottom of the member shall not exceed one-sixth the depth and shall not be located in the middle third of the span. A notch not more than one-third of the depth is permitted in the top of a rafter or ceiling joist not further from the face of the support than the depth of the member. Holes bored in members shall not be within 2 inches (51 mm) of the top or bottom of the member and the diameter of any such hole shall not exceed one-third the depth of the member. Where the member is notched, the hole shall not be closer than 2 inches (51 mm) to the notch.

2301.4.1.1 Ceiling joists

A new section has been added requiring ceiling joists that also serve as floor joists to be considered floor joists within this section.

2301.4.1.1 Ceiling joists.

Where ceiling joists also serve as floor joists, they shall be considered floor joists within this section.

2301.4.2 Wall studs

A new section has been added specifying limitations on cutting and notching of wall studs.

2301.4.2 Wall studs.

In exterior walls and bearing partitions, a wood stud shall not be cut or notched in excess of 25 percent of its depth. In nonbearing partitions that do not support loads other than the weight of the partition, a stud shall not be cut or notched in excess of 40 percent of its depth.

2301.4.3 Bored holes.

A new section has been added specifying limitations on boring holes in wall studs.

2301.4.3 Bored holes.

The diameter of bored holes in wood studs shall not exceed 40 percent of the stud depth. The diameter of bored holes in wood studs shall not exceed 60 percent of the stud depth in nonbearing partitions. The diameter of bored holes in wood studs shall not exceed 60 percent of the stud depth in any wall where each stud is doubled, provided that not more than two such successive doubled studs are so bored. The edge of the bored hole shall not be closer than 5/8 inch (15.9 mm) to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

2301.4.4.4 Limitations.

A new section has been added requiring the cutting, notching, and boring of wall studs to be as prescribed by the registered design professional for designated lateral force-resisting system assemblies designed in accordance with this code and greater than three stories in height.

For structures designed in accordance with the Florida Building Code, Residential, modification of wall studs is required to comply with the Florida Building Code Residential.

2301.4.4 Limitations.

In designated lateral force-resisting system assemblies designed in accordance with this code and greater than three stories in height, the cutting, notching and boring of wall studs shall be as prescribed by the registered design professional. In structures designed in accordance with the Florida Building Code, Residential, modification of wall studs shall comply with the Florida Building Code Residential.

Table 2304.6.1 Maximum Nominal Design Wind Speed, V_{asd} , Permitted for Wood Structural Panel Wall Sheathing Used to Resist Wind Pressures

A new Note e has been added requiring nail spacing in the field of the panel to be multiplied by 0.67 where the specific gravity of the wood species used for wall framing is greater than or equal to 0.35 but less than 0.42. Where the specific gravity of the wood species used for wall framing is less than 0.35, fastening of the wall sheathing is required to be designed in accordance with AWC NDS.

TABLE 2304.6.1— MAXIMUM NOMINAL DESIGN WIND SPEED, V_{asd} , PERMITTED FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM NOMINAL DESIGN WIND SPEED, V_{asd} , ^d (MPH)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12 ^e	110	90	85
		24/16	7/16	16	6	12 ^e	110	100	90
						6 ^e	150	125	110
8d common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12 ^e	130	110	105
				24	6	6 ^e	150	125	110
						12 ^e	110	90	85
						6 ^e	110	90	85
TABLE 2304.6.1—MAXIMUM NOMINAL DESIGN WIND SPEED, V_{asd} , PERMITTED FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES ^{a, b, c} —condition									

TABLE 2304.6.1—MAXIMUM NOMINAL DESIGN WIND SPEED, V_{asd} , PERMITTED FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}—condition

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

- Panel strength axis shall be parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
- The table is based on wind pressures acting toward and away from building surfaces in accordance with Section 30.7 of ASCE 7. Lateral requirements shall be in accordance with Section 2305 or Section 2301.2.
- Wood structural panels with span ratings of wall-16 or wall-24 shall be permitted as an alternative to panels with a 24/0 span rating. Plywood siding rated 16 on center or 24 on center shall be permitted as an alternative to panels with a 24/16 span rating. Wall-16 and plywood siding 16 on center shall be used with studs spaced a maximum of 16 inches on center.
- V_{asd} shall be determined in accordance with Section 1609.3.1.
- Where the specific gravity of the wood species used for wall framing is greater than or equal to 0.35 but less than 0.42 in accordance with AWC NDS, nail spacing in the field of the panel shall be multiplied by 0.67. Where the specific gravity of the wood species used for wall framing is less than 0.35, fastening of the wall sheathing shall be designed in accordance with AWC NDS.

2322.2.4 Plywood panel nails

New language has been added requiring nails in areas within 3000 ft of a saltwater coastline to comply with the corrosion resistance requirements of Section 1711.

2322.2.4

Plywood panels shall be nailed to supports with 8d ring shank nails. In areas within 3,000 feet (914 m) of a saltwater coastline, nails shall comply with Section 1711.

Changes to Chapter 35 – Referenced Standards

In general, the approved versions of the referenced standards have been updated. Here is a sample of some of the reference standards that have been updated.

CODE 440-.11 – 22	Building Code Requirements for Structural Concrete Reinforced with Glass Fiber Reinforced Polymer (GFRP) Bars – Code Requirements
ANSI/AISC 370-21	Specification for Structural Stainless Steel Building <u>2203</u> , <u>2214.3</u> , <u>2216.3</u>
S310-20 w/S1-22	North American Standard for the Design of Steel Deck Diaphragms, 2020 Edition, with Supplement 1, 2022 Edition <u>2204.1</u> , <u>2208.1</u>
AISI S202—20	Code of Standard Practice for Cold-Formed Steel Framing, 2020 2211.1.3.1
AISI S220—20	North American Standard for Cold-Formed Steel Framing—Nonstructural Members, 2020 2203.1, 2203.2, 2211.1, 2211.2, 2214.3, Table 2506.2, Table 2507.2
AISI S230—19	Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-Family Dwellings, 2019 1609.1.1, 1609.1.1.1, 2211.1.2, 2214.3
AISI S240—20	AISI S240, North American Standard for Cold-Formed Steel Structural Framing, 2020 2203.1, 2203.2, 2211.1, 2214.3, 2211.1.1.1, Table 2306.12.2, Table 2506.2, Table 2507.2, Table 2603.12.1
AISI S913—17	Test Standard for Hold-Downs Attached to Cold-Formed Steel Structural Framing 2210.3
AISI S914—17	Test Standard for Joist Connectors Attached to Cold-Formed Steel Structural Framing 2210.3
APA T300—23	Glulam Connection Details 2306.1
EP 486.3 SEP2017(R2021)	Shallow-Post and Pier Foundation Design 2306.1
ASCE 49—21	Wind Tunnel Testing for Buildings and Other Structures 1609.1.1
ANSI/ASHRAE/ASJHE 170—2021	Ventilation of Health Care Facilities 450.3.14, 450.3.14.4, 469.4.12.1

FM 4470—(April 2022)	Approval Standard for Single-Ply Polymer-Modified Bitumen Sheet, Built-Up Roof (BUR) And Liquid Applied Roof Assemblies for use in Class 1 and Noncombustible Roof Deck Construction 1504.7, 1515.1.1, 1515.2.4
GA-253-2021	Application of Gypsum Sheathing Table 2508.1 , 2508.2
ICC 300—23	ICC Standard on Bleachers, Folding and Telescopic Seating and Grandstands 1029.1.1, 1029.17, Table 1607.1
ICC 500—23	ICC/NSSA Standard on the Design and Construction of Storm Shelters 202, 423.1, 423.1.1, 423.2, 423.3, 423.4, 453.9.1, 453.10.6, 453.25.4, 453.24.4.3, 1604.5.1
NFPA - Almost all of these standards have been updated.	
SDI SD—2022	Standard for Steel Deck 2216.3
SJI-100—20	45th Edition Standard Specifications, Load Tables and Weight Tables for K-Series, LH Series, DLH-Series and Joist Girders 1604.3.3, 2203.2, 2207.1, 22143
STI, 2021	HSS Design Manual, Volume 1: Section Properties & Design Information, Steel Tube Institute, 2021 2214.3
TMS 402—2022	Building Code Requirements for Masonry Structures 1405.6, 1405.10, 1604.3.4, 1807.1.6.3.2, 1808.9, 2101.2, 2105.1, 2106.1, 2107.1, 2107.2, 2107.3, 2107.6, 2108.1, 2108.4, 2109.1, 2109.4, 2110.1, 2114.2, 2122.1, 2122.4, 2122.5, 2122.7, 2122.8.2, 2122.8.4, 2122.10
TPI 1—2022	National Design Standard for Metal-Plate-Connected Wood Truss Construction 2303.4.6, 2306.1, 2319.17.2.1.1, 2319.17.2.2.8
UL 580—2006	Tests for Uplift Resistance of Roof Assemblies—with Revisions through April 2024 1504.3.1, 1504.3.2, 1504.3.3, 2222.4.6

Conclusion

While the objective of this course was to review the significant code changes in the 9th Edition (2026) update to the *Florida Building Code*, as compared to the 8th Edition 2023 *Florida Building Code*, it does not include all changes. Reference the current code and the current referenced standards in implementing the code.

References:

International Code Council, Inc. (2023). *2023 FLORIDA BUILDING CODE, 8TH EDITION* |

ICC DIGITAL CODES. Iccsafe.org. <https://codes.iccsafe.org/content/FLBC2023P1>

International Code Council, Inc. (2026). *2026 FLORIDA BUILDING CODE, 9TH EDITION* |

ICC DIGITAL CODES. Iccsafe.org. <https://codes.iccsafe.org/content/FLBC2026V1.0>

International Code Council, Inc. (2026). 2026 Florida Building Code [Online image, Book

Cover]. In *ICC: Digital Codes*. <https://codes.iccsafe.org/content/FLBC2026V1.0>

2026 Advanced Building Code 9th Edition – Significant Code Changes – Internet - Quiz

Updated: 9/14/2026

1. Julie wants to renovate her home to provide accessibility with access per the Florida Building Code. None of the ramps will rise above 48 inches. The exterior door are already compliant and will not have to be replaced. However, there is one interior doorway inside the house that must be widened and it is located in a load bearing wall that will require a change to the existing gravity load path. Does she need to get a permit to have this work performed?
 - a. Yes
 - b. No

2. True or False: Swimming pools and spas may be bonded by single copper conductor where certain requirements are met.
 - a. True
 - b. False

3. No. 15 asphalt felt and water-resistive barrier systems complying ASTM E2556 shall be applied horizontally with the upper layer lapping over the lower layer not less than _____ inches
 - a. 1
 - b. 2
 - c. 3
 - d. 8

4. Nails, Screws, and Clips used in areas within 3,000 feet (914 m) of saltwater coastline, shall comply with FBC section _____.
 - a. 2602
 - b. 1609
 - c. 1711
 - d. 1508

5. Hip and ridge shingles shall follow the prescriptive method outlined in section 1507.2.7.2.2 or be tested according to UL _____.
a. UL 580
b. UL 2375
c. FM 4471
d. UL 90
6. True or False: In the latest version of the 2026 Florida Building Code the description of a risk category IV building now includes language where in addition to buildings that are designated as essential facilities, buildings that where loss of function represents a substantial hazard to occupants or users are now also included.
a. True
b. False
7. True or False: In buildings where, multiple occupancies exist with different risk categories, each area may be designed for its risk category provided the areas with different risk categories are structurally separated. Structural separation is the only requirement that must be met to allow for separate risk category design of the two areas.
a. True
b. False
8. In areas of a building that are designed for 80 psf or more live load, partition loading does not need to be included in the design. For building areas with a lower live load and the likelihood that partition walls might be subject to change, a 15 psf partition load must be included in the design. The 15 psf partition load can be reduced per section 1607.11 if _____.
a. the live load is greater than 100 psf
b. the live load is greater than 50 psf
c. the occupancy of the building is for education.
d. none of the above. It cannot be reduced per section 1607.11.

9. The 2026 Florida Building Code has added a new section 1711 which describes the minimum corrosion requirements for fasteners used in buildings within 3000 feet of a salt-water coastline. When using table 1711.1 the exposure "Exterior-Partially Sheltered" means the _____.
- a. fastener is located in an exterior area exposed to salt air but not fresh rain water
 - b. fastener is located in an exterior area exposed to both salt air and fresh rain water.
 - c. fastener is located inside the building that also has vents allowing salt air to enter.
 - d. fastener is located inside the building but space is not conditioned and saltw air cannot enter.
10. Aluminum structural members containing spline grooves for screen attachment shall be _____ T5 alloy or stronger.
- a. 6000 T1
 - b. 6001 T1
 - c. 6003 T5
 - d. 6005 T5