



Marco Island Building Services

50 Bald Eagle Drive Marco Island FL 34145 Ph: 239-389-5059

Florida Building Code 5th Edition 2014 - Residential

The new building code is: “Florida Building Code 5th Edition (2014)”

Electrical code section has been added to the Florida Building Code 5th Edition (2014)-Residential.

The following changes will take affect with the any application for residential construction after June 30, 2015 at 12:00:01 am:

See Definitions in CH 2 – Habitable Attic, for more clarification for egress windows.

R302.5.1 – Garage door between the house and garage will require door closers.

R302.5.2 – Rigid duct (Fiberglass or Metal) when air handler is installed in the garage, no flex.

R302.12.1 – No open floor trusses or ceiling trusses, unless lumber is nominal x10 or greater.

R310.1 – Egress windows over 44” from exterior grade are required to be a minimum of 5.7 square feet.

R314.5 – Approval to use wireless smoke alarms, still required to connect to a/c power and be battery backup.

R703.8 – Pan flashing required for doors and windows.

G2411.1.1 – Gas bonding jumper shall connect to metallic piping or fitting between the point of delivery and the first downstream CSST fitting.

Energy Code Requirements:

R403.4.2 – Insulation required on the hot water piping located outside the conditioned space. Effective now.

Blower Door testing, postponed – effective July 1, 2016

Mechanical ventilation, postponed – effective July 1, 2016

These are the code changes most likely to cause comments during plan review and inspection.

Contact the Building Services Division if you have questions.