

## Florida Building Code 8<sup>th</sup> Edition (2023) Formal Interpretation #1

Date: July 18, 2015  
Effective Date: July 20, 2015  
Amended: August 11, 2015  
Amended: December 4, 2025  
To: All Staff  
From: Frederic Clum  
Chief Building Official

Subject: Application of Energy Code

In the *Florida Building Code-Energy Conservation, 8th Edition (2023)*, Sections C101.4.2 and R101.4.2 state: "Buildings exempt from 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 thirty percent (30%) of the assessed value of the structure."

Considering the above the following shall be applied:

- Replacement of fenestration – like for like shall be exempt from FBC-EC [< 30%]
- New fenestration – shall conform to the FBC - EC [> 30%]
- Renovations 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*.
- *Changes in Occupancy – if new elements are required per the FBC-E then those new items shall conform to the FBC-EC. If the change in occupancy does not require any alterations to the space in question no additional requirements shall be imposed.*
- Permit by affidavits – Newly conditioned areas including lanai enclosures, additions and garage conversions shall conform to the FBC-EC.
- The plans shall indicate what method is being utilized, i.e. perspective or performance.
- Permits shall have a new Certificate of Completion/Occupancy condition for the required EPL card.
- Mechanical change outs – less than 30% are exempt.

