



2017 FBC Updates

Presented by Gulf Coast Supply



Where to find the codes

- <https://floridabuilding.org/c/default.aspx>
- <https://codes.iccsafe.org/public/collections/FL>
- Code Comparisions:
[http://www.floridabuilding.org/fbc/Links to Code Resources.html](http://www.floridabuilding.org/fbc/Links%20to%20Code%20Resources.html)

Important Changes

- Underlayment Requirements
 - Applying shingle requirements in Table R905.1.1.
 - Tin tabs required for synthetic in wind zones above 150MPH
- QA Program



Underlayment

- Underlayment requirements now rolled up into single table (Table R905.1.1 or 1507.1.1)
 - Table generally matches the underlayment requirements previously listed for shingles
 - The two-layer requirement for shingle roofs between 2:12 and 4:12 slope now applies to ALL ROOF TYPES*
- Tin tabs/metal button caps are required for nailable synthetics in wind zones above 150MPH (Table R905.1.1 or 1507.1.1)
 - *With a few exceptions, e.g. clay/concrete tile



Underlayment Attachment

- Two Layer Felt/Synthetic (2:12 to 4:12):
 - 19" starter strip
 - 19" side lap
 - 6" end lap, offset 6'
 - 1 row of nails at 12" oc in middle
 - 6" oc nails in overlaps
- One Layer Felt/Synthetic (4:12 and above):
 - 4" side lap
 - 6" end lap and offset 6'
 - 2 staggered rows of nails at 12" oc in middle of sheet
 - Nails at 6" in overlaps

Peel & Stick (2:12 and above):

Install per manufacturer's instructions

What about slopes below 2:12?

- FBC permits metal roof panels to be installed below 2:12 (R905.10.2 and 1507.4.2)
 - Lap sealants required below 3:12
 - (HVHZ code minimum is 2:12, per table 1515.2)
- Pending any guidance from the FBC, Gulf Coast will direct the following:
 - Self adhering/peel and stick underlayment (recommended), per Table R905.1.1 or 1507.1.1
 - 2-layer nailable synthetic
- Updated low slopes letters to reflect this

Other Changes

- Table 1507.1.1 will require metal cap nails/tin tabs for synthetic nailable underlayment installed in wind speed zones above 150 MPH.



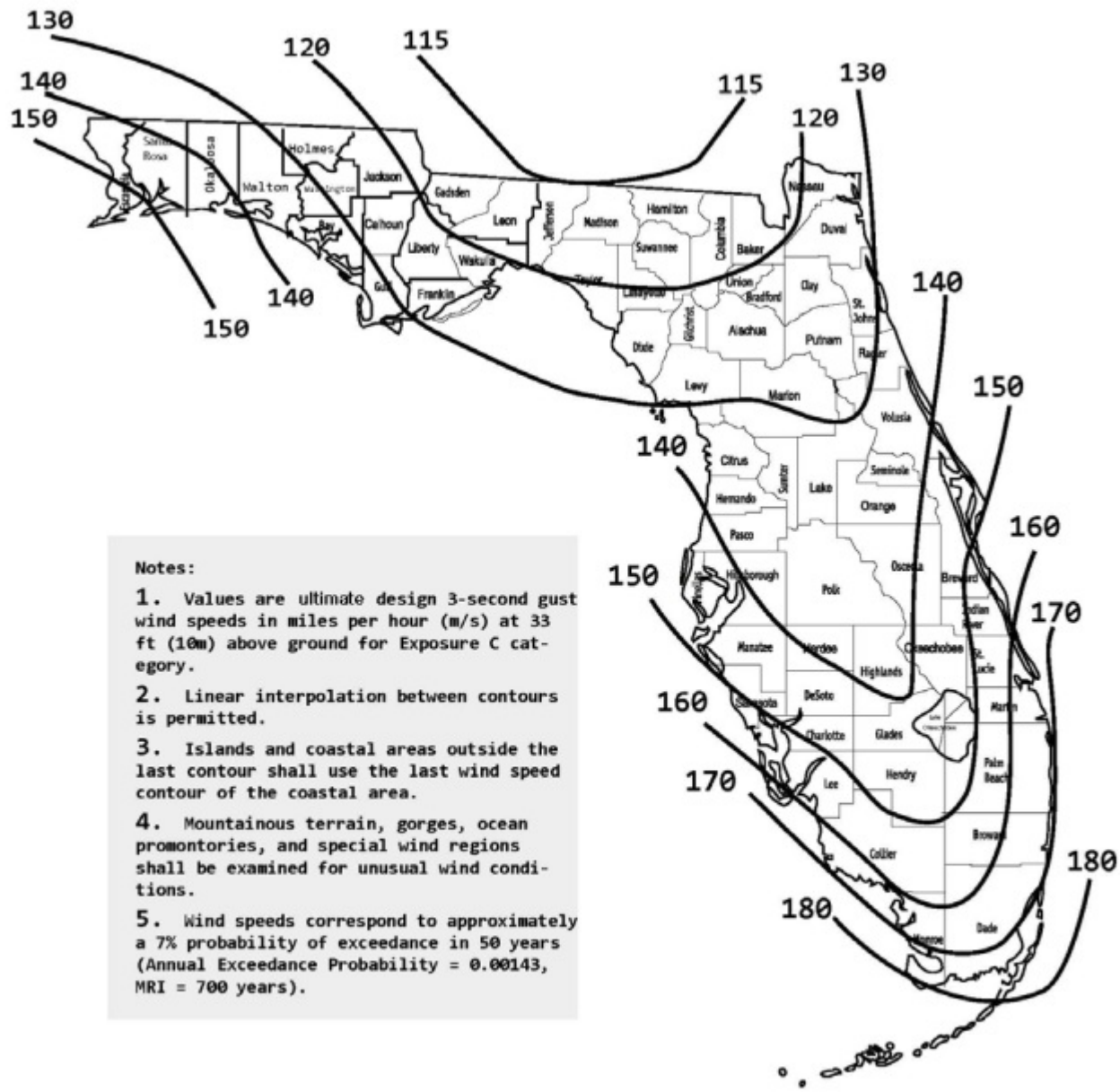


FIGURE 1609.3(1)
ULTIMATE DESIGN WIND SPEEDS, V_{ULT} , FOR RISK CATEGORY II BUILDINGS AND OTHER STRUCTURES



Other Changes

- R905.10/1507.4: Metal roof panels must be manufactured per the product approval and under a quality assurance program that is audited by an approved third party entity.
 - Gulf Coast Supply will continue to be audited by Keystone Certifications
 - Incidentally, we are also audited by UL and Miami-Dade County



Questions