

Board of County Commissioners

**Proposed Amendments to
Orange County Code, Chapter 9. Building
and Construction Regulations**

April 9, 2024

Presentation Outline

- Overview
- Proposed Amendments
- Approval Process
- Summary
- Requested Action





Overview

- Adopts the latest edition of the Florida Building Codes (FBC)
- Provides consistency with Florida Statutes and Building Officials Association of Florida (BOAF) Model Administrative Code
- Modifies administrative provisions
- Removes redundant provisions





Presentation Outline

- Overview
- Proposed Amendments
- Approval Process
- Summary
- Requested Action





Proposed Amendments

- **Adoption of Florida Building Code, 8th Edition**
 - **Consistent with Statutory and Florida Administrative Code Requirements**
 - Florida Statutes 553.73
 - Florida Administrative Code 61G20-1.001
 - **Based on the 7th Edition Florida Building Code (FBC) and the 2021 International Building Codes**





Proposed Amendments

- Adopt Appendix Q the construction regulations for tiny houses
- Clarifies permit expiration timelines
- Allows for inspection service/reports from 3rd parties
- Clarifies the required inspections for a pool
- Removes redundant electrical amendments





Proposed Amendments

- **Provide relief from permitting for small projects**
 - Clarifies when a building permit is needed for small projects or when a zoning permit is required
 - No building plans review is required for small buildings that do not exceed 120 square-foot footprint
 - Examples: tool shed, storage shed, pergola, deck, gazebo, playhouse



Proposed Amendments

- **Amendments to the Exterior Lighting Standards**
 - Add definitions addressing new technologies
 - Remove outdated definitions addressing old technologies
 - Add and modify provisions to incorporate new technologies
 - Address potential conflicts with trees
 - Adjust the regulations to match Orange County's modern business operations



Presentation Outline

- Overview
- Proposed Amendments
- Approval Process
- Summary
- Requested Action





Approval Process

- **Building Codes Board of Adjustments and Appeals (BCBAA)**
 - Transmit initial draft on July 22nd, 2023
 - BCBAA hearing on February 9th, 2024
- **Local Planning Agency**
 - Verified compliance with Orange County Comprehensive Plan
 - Hearing was held on February 15th, 2024
- **Review by Industry Groups March 7th, 2024**



Presentation Outline

- Overview
- Proposed Amendments
- Approval Process
- Summary
- Requested Action





Summary

- **Adopt the latest (8th) edition of The Florida Building Code**
- **Clarify administrative language**
- **Resident friendly approach to permit exemptions**
- **Update lighting standards**



Presentation Outline

- Overview
- Proposed Amendments
- Approval Process
- Summary
- Requested Action





Requested Action

- **Make a finding of consistency with the Orange County Comprehensive Plan and adopt the proposed ordinance amendment to Chapter 9 (“Building and Construction Regulations”), including adoption of the 8th Edition of the Florida Building Code**
- **And,**
- **Make a finding of consistency with the Orange County Comprehensive Plan and adopt the proposed ordinance amendment to Chapter 9 (“Building and Construction Regulations”), Article XVI (“Exterior Lighting Standards”).**