

BEYOND THE MINIMUM

HOW TO ACHIEVE MORE

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Methods to go beyond minimum code requirements.

- Local Zoning Ordinances.
- Local Technical Amendments.
- Modifications to the adopted codes.

Local Zoning Ordinances

- Can be adopted by vote of County Commission or municipal council.
- Are separate from the Building Code.
 - South Miami PV Ordinance.
 - Miami-Dade County Electric Vehicle Charging Ordinance for Parking Lots.

Local Technical Amendments

- Are drafted as amendments to the Florida Building Code.
 - Cannot address items not already in the code.
- Are applicable only to the local jurisdiction.
- In Miami-Dade County are applicable countywide.
- Must be passed by the County Commission.
- Must be submitted to the Florida Building Commission for inclusion in the Florida Building Code.

Modifications to the Florida Building Code

- Can only be attempted during the triennial code update cycle.
- Drafted as a modification to the Florida Building Code.
- Must be reviewed by FBC staff for format and sufficiency.
- Must meet at least one of the seven criteria for adoption required by state statute.
- Must substantiate the following fiscal impacts:
 - Impact to local entity for enforcement of the code.
 - Impact to building and property owners for compliance.
 - Impact to industry for compliance.
 - Impact to small business for compliance.

Must demonstrate that the proposed modification:

- Has a reasonable and substantial connection with the health, safety, and welfare of the general public.
- Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction.
- Does not discriminate against materials, methods, or systems of construction of demonstrated capabilities.
- Does not degrade the effectiveness of the code.

The proposed modification must survive the following process:

- Be reviewed by the appropriate Technical Advisory Committee (TAC) with results of:
 - Approved as proposed.
 - Approved as amended.
 - No action taken.
- Receive public comments during the 45 day comment period.
- Be reviewed again by multiple TACs with one of the following actions:
 - Approved as proposed.
 - Approved as amended.
 - No action taken.
- Receive comments during second 45 day comment period.
- Be reviewed by the full Building Commission.

Miami-Dade County Efforts at the Building Commission Level

- Solar Ready Zones
 - New one and two family homes and townhouses with garages.
- Electric Vehicle Supply Equipment Capable Infrastructure
 - New one and two family homes and townhouses with garages.