



Informal Interpretation Report Number 7469



Date March 23, 2015

Edition 2007

Section TABLE R301.2(2)

Question:

Why do plan reviewers require signed and sealed wind load calculations when the wind load values for the components and cladding are given in FBC R301.2(2) & FBC R301.2(3)

Answer

Plan reviewers require what they are directed to require by the Building Official. If the building official requires signed and sealed wind calculations, that is what the plan reviewer requires. Without specifics of a project, we cannot answer the question as to why signed and sealed wind load calculations are being required. Additionally, FBC, Residential R301.1, under the Exception does not include TABLE R301.2 (2) for High Velocity Hurricane Zone (HVHZ), which consists of Miami-Dade and Broward counties. Wind load calculations are required to be signed and sealed by a professional engineer in areas under the HVHZ

Commentary:

It is agreed this is not always mandated by the code or law when using the prescriptive requirements included in the code. While the question does not mention it, other chapters such as Chapter 4 for foundations, and Chapter 6 for masonry walls also contain prescriptive provisions allowing for wind resistant construction meeting the Florida requirements.

The purpose of the FBC-R is to provide a prescriptive document allowing the construction of covered structures without the requirement for an architect or engineer. In addition, the code adopts prescriptive documents which may

be used without the input from an architect or engineer. In some cases, the requirement for signed and sealed documents has become overused.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.