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CALL ALERT: NEW ENERGY EFFICIENCY STANDARDS FOR WINDOWS, INSULATION AND DOORS CAN IMPACT YOUR BUILDING'S FUTURE APPEARANCE

June 19, 2015

Our steamy summer months are often a good time (despite the rain) for many communities to undertake certain construction projects while their communities are less occupied. If your community is contemplating a capital improvement or repair project some time in the future, you may wish to accelerate those projects after reading today's CALL Alert.

The newest edition of the Florida Building Code (Section 553.73, F.S.) will, for permit applications filed on and after June 30, 2015, require the installation of certain products and materials in order to make those projects more energy-efficient. The updated Code is the strictest building code to date demanding that homeowners and associations who are building new homes or undertaking remodel projects after June 30th comply with standards designed to help our state government achieve its quest for "zero energy homes".

What could these changes mean for your Condominium, Cooperative or Homeowners' Association?

While achieving greater energy savings is certainly laudable, the practical effect for buildings is that achieving a uniform look for windows, skylights and doors will be impossible unless a total replacement is undertaken.

Effective June 30, 2015, insulation and fenestration (the arrangement of windows, doors and other openings in a building) requirements for residential buildings will vary by climate zone.

The Florida Building Code sets forth the maximum measurements permissible for U-factors and Solar Heat Gain Coefficients.



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As indicated in the chart below, all of Florida's counties fall under climate zone 1 or 2.

FLORIDA				
2A Alachua*	2A Dixie*	2A Hillsborough*	2A Martin*	2A Sarasota*
2A Baker*	2A Duval*	2A Holmes*	1A Miami-Dade*	2A Seminole*
2A Bay*	2A Escambia*	2A Indian River*	1A Monroe*	2A St. Johns*
2A Bradford*	2A Flagler*	2A Jackson*	2A Nassau*	2A St. Lucie*
2A Brevard*	2A Franklin*	2A Jefferson*	2A Okaloosa*	2A Sumter*
1A Broward*	2A Gadsden*	2A Lafayette*	2A Okeechobee*	2A Suwannee*
2A Calhoun*	2A Gilchrist*	2A Lake*	2A Orange*	2A Taylor*
2A Charlotte*	2A Glades*	1A Lee*	2A Osceola*	2A Union*
2A Citrus*	2A Gulf*	2A Leon*	1A Palm Beach*	2A Volusia*
2A Clay*	2A Hamilton*	2A Levy*	2A Pasco*	2A Wakulla*
1A Collier*	2A Hardee*	2A Liberty*	2A Pinellas*	2A Walton*
2A Columbia*	1A Hendry*	2A Madison*	2A Polk*	2A Washington*
2A DeSoto*	2A Highlands*	2A Marion*	2A Santa Rosa*	

Section R402.3.6 states: "Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and SHGC in Table R402.1.1." Fenestration includes skylights, roof windows, vertical windows (fixed or moveable), opaque doors, glazed doors, glazed block and combination opaque/glazed doors, and also includes products with glass and non-glass glazing materials. The "U-factor" is the "coefficient of heat transmission (air to air) through a building component or assembly, equal to the time rate of heat flow per unit area and unit temperature difference between the warm side and cold side air film". The Solar Heat Gain Coefficient (SHGC) refers to the "ratio of the solar heat gain entering the space through the fenestration assembly to the incident solar radiation." The maximums are indicated in the chart below:

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b, j}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}
1	.65	0.75	0.25
2	0.40	0.65	0.25

Since the overwhelming majority of Florida's counties are categorized as climate zone 2 areas, this results in a significant departure from the allowable maximums under the 2010 code (depicted in the chart below).

FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^b
0.65	0.75	0.3

Therefore, for those communities located within climate zone 2, it might be advisable to apply for permits before the new code takes effect in order to avoid the more stringent energy efficiency requirements as well as the difference in exterior appearance resulting from the installation of the more energy efficient windows, skylights and doors.

If you are planning to replace windows, skylights or doors any time prior to June 30, 2016, please speak with your association attorney and your engineer about your ability to obtain a permit in the next two weeks for that work and to extend that permit for up to one year.

As always, if you have any questions about the contents of this CALL Alert, please don't hesitate to contact your CALL Team.

Very truly yours,



Donna DiMaggio Berger, Shareholder
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