

# Florida Building Code, 8th Edition (2023) HVAC Equipment & Mobile Homes Information

Dear Valued Licensee,

As you may know, the Florida Building Commission published an integrated Draft 8th Edition (2023) Florida Building Code on June 15, 2023, which **becomes effective on December 31, 2023**. You can find the *Florida Building Code, 8th Edition* online.

Please find below some helpful information regarding new installation and upgrades of HVAC equipment as well as mobile home construction requirements.

## NEW INSTALLATION AND UPGRADES OF HVAC EQUIPMENT

Section R501.7.2, *Florida Building Code, 8th Edition (2023), Energy Conservation*, does not apply to either new installation or the upgrade of HVAC equipment except under certain circumstances.

Per section R101.4.2, the *Florida Building Code, 8th Edition, Energy Conservation*, only applies when the existing building is considered a “renovated building,” is undergoing a change in occupancy, or was a previously unconditioned building to which comfort conditioning is added. The *Florida Building Code, 8th Edition (2023)*, defines a “renovated building” as “a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems or exterior envelope conditions, provided the estimated cost of renovation exceeds 30 percent of the assessed value of the structure.”

Therefore, unless the total renovation cost exceeds 30 percent of the assessed value of the structure, Section R501.7.2 does not apply to the new installation or upgrade of HVAC equipment.

- **R501.7.2 Electric space heating** – Electric resistance shall not be the primary space heating system type used for complete central equipment replacements in Climate Zone 2.
- **R101.4.2 Exempt buildings** – Buildings exempt from the provisions of the *Florida Building Code, Energy Conservation*, include existing buildings except those considered renovated buildings, changes of occupancy type or previously unconditioned buildings to which comfort conditioning is added. Exempt buildings include those specified in Sections R101.4.2.1 through R101.4.2.4.
- **Renovated Building** – A residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems or exterior envelope conditions, provided the estimated cost of renovation exceeds 30 percent of the assessed value of the structure.

## MOBILE HOMES

Per section 553.73(10), Florida Statutes, buildings and structures specifically regulated and preempted by the federal government are exempt from the requirements of the Florida Building Code. The Florida Building Code carries this exemption forward in sections R101.4.2.1 and 102.2. The U.S. Department of Housing and Urban Development, a federal government agency, promulgates and enforces the construction requirements for mobile homes.

Therefore, pursuant to the exemptions found in Florida Statutes and the Florida Building Code, mobile homes are exempt from the requirements of the Florida Building Code, including the energy conservation requirement found in section R501.7.2.

- **553.73(10), Florida Statutes**, the following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(a) Buildings and structures specifically regulated and preempted by the federal government.

- **R101.4.2.1 Federal standards** – Any building for which federal mandatory standards preempt state energy codes.
- **102.2 Building** – The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(a) Building and structures specifically regulated and preempted by the federal government.

For more information, please visit DBPR's Florida Building Codes and Standards page. For any questions, feel free to call the DBPR Customer Contact Center at [\(850\) 487-1395](tel:8504871395), or reply to this email.

Best,

**Mo Madani, Technical Director**  
DBPR Florida Building Codes and Standards