



**FIRST COAST NEW HOME
BUYING EXPO**

What you need to know before you buy or sell a Home



New Home Advantages



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Code Evolution

Changes in Code, the Last 20 Years



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A. Pre-1988:

1. Hurricane clips at maximum 32" o/c at trusses or rafters to exterior walls (only) 1/2" diameter x 6" long anchor bolts with 1-1/4" diameter washers at 6'-0" o/c



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B. 1988:

1. Anchor bolt spacing tightened from 6'-0" o/c to 4'-0" o/c maximum
"Tall wall" stud specifications – 10'-0" tall and taller walls required 2x6 framing
ILO 2x4 framing



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C. 1993:

1. Truss-to-plate clips/straps required at each bearing point, even if bearing on an interior wall, not just at exterior walls as previously required
Truss-to-plate clips/straps sized for the uplift at each particular location



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D. April 1994:

1. SSTD 10-93 “Deemed to Comply” was adequate for limited (max 7/12 pitch, max 10’ ceilings, etc.) houses; any outside that scope had to be reviewed by a Professional Engineer
 - a. Shear-wall specifications
 - b. Hold-downs
 - c. Continuous load path connectors
 - d. Shoe to plate-to-foundation connection was also enhanced to 1/2” diameter x 10” long anchor bolts with 2” x 2” x 1/8” thick washer spaced at about 32”o/c



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E. Late 1990's:

1. Evolution to “whole house” engineering began
 - a. Engineers became common place in the evaluation and design of single-family homes
 - b. The inclusion of a P.E. in most every house led to the review and analysis of elements beyond “hurricane-resistance” such as sizing of headers, beams, columns, studs, etc. based upon the gravity loads applied
 - c. Anchor bolt and washer sizes continued to grow (washers typically became 3” x 3” square) while spacing continued to shrink (to as little as 18”o/c)



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E. Late 1990's:

2. The first “revolutionary” design enhancement occurred with an eye on combining efficiency in construction and solid hurricane-resistant design
 - a. Cables or threaded rods
 - b. Essentially, the anchor bolts were “elongated” so that the nuts and washers were applied on the *top* of the wall instead of at the bottom of the wall, essentially eliminating all the intermediate hardware that previously connected the upper-most plate to the shoe plate at the foundation



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F. March 2002:

1. The 2001 Florida Building Code
 - a. Prior to this date, most of Florida's 67 counties used either the Southern or Standard Building Codes. After this date, there was one common code to be used throughout the state, with a variety of Florida-specific enhancements
 - i. Florida Building Code "enhancements" included
 - a. Wind Borne Debris Regions
 - b. Location-specific Wind Zones (120 mph Jacksonville)
 - c. Window / Door Specifications and Attachment Schedules



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G. October 2005:

1. The 2004 Florida Building Codes
 - a. Base code evolution from Southern/Standard-based code to International Code Council-based code
 - b. Exterior finish-specific wall design criteria
2. The result was either tighter on-center spacing of studs, or the use of larger studs, or both. In some instances, 2 x 10 wall framing is required where 2 x 6 framing was traditionally used
3. Florida *Residential* Building Code was added to provide a separate code for one- and two-family homes, while having a separate code for condominiums, commercial buildings, etc.



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H. November 2006:

1. 2006 Supplement to the Florida Codes
 - a. Wind Exposure Categories added
 - i. Exposure “B”
 - ii. Exposure “C”
 - iii. Exposure “D”



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H. November 2006:

2. With the continual addition of design criteria considerations, the number of design variations within any given municipality grew exponentially
 - a. In 2001, there was one wind speed, one exposure and one enclosure classification for buildings in the City of Jacksonville, whether on the Intracoastal or west of Baldwin, there was just *one way* to design and build a house in the Jacksonville area
 - b. By the end of 2006, considering wind speed, exposure, enclosure and exterior finishes, there were *54 different ways* to design and build a house, from the Beaches to the Westside



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I. January 2007:

1. Insurance Reform Act, Florida Legislature
 - a. Eliminated the option to use the “internal pressure option” or a “partially enclosed” building type to comply with the requirements of building in the Wind Borne Debris Region
 - b. The “impact resistant” design criteria means the window or panel is capable of resisting penetration by an approximately 7’ long (8 lb.) 2 x 4 shot out of a cannon at 35mph, AND, subsequently, the window or panel still able to resist wind pressures applied for the design criteria of the subject building



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Design Centers & Options

I. What is a Standard Feature?

- 1. Specifications included in the base price of a new home.**
- 2. Recognized by a series or product line.**
- 3. Most builders provide a “Standard Features” sheet in their marketing packages.**
- 4. Standard Features compare value from builder to builder.**



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Design Centers & Options

II. What are Options and Upgrades?

- 1. Additional products or upgraded standard features.**
- 2. Make each home unique.**
- 3. May be individually selected or bundled as a group in a package.**

-Individual Options: Tile, Countertops, Electrical

-Bundled Options: Gourmet Kitchen Package



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Design Centers & Options

III. What is a Design Center or Selection Studio?

- 1. Displays standard and upgrade features available to home buyers.**
- 2. Provides the home buyer a visual image.**



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Design Centers & Options

IV. What are the advantages of a Design Center?

- 1. Professional Guidance.**
- 2. One-Stop Shopping.**
- 3. Saves the Home Buyer Time.**
- 4. Product Education.**
- 5. Visualize the Finished Product.**



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V. Custom vs. Production Home selections?

- 1. Similar Process.**
- 2. Custom Process.**
- 3. Production Process.**