



TOWN OF PALM BEACH

Planning, Zoning & Building Department

December 21, 2018

To All Interested Parties:

Re: Window and Door Replacement Projects and the 2017 Energy Conservation Code

The Town has received several inquiries since the adoption of the 2017 Florida Building Code, 6th Edition, regarding the requirements of the 2017 Energy Conservation Code that are applicable to window and door replacements in existing buildings, especially those buildings constructed prior to the implementation of the first Florida Building Code in 2001. The inquiries are driven by conflicting language in the past and present Energy Conservation Codes, combined with the confusing language in the Florida Statute which grants the authority for the code.

Specifically, existing buildings are exempt from the provisions of the Energy Conservation Code, as long as they are not "renovated buildings". A renovated building is a building that is undergoing alteration, which alteration project exceeds 30% of the value of the building. Therefore, it is reasonable to assume that a window and door replacement project that has a total dollar value of 30% or less than the value of the building, is an exempt building under the code.

Valid arguments may be made on both sides of this issue. However, the Town of Palm Beach Building Division will consider window and door replacement projects to be exempt from the 2017 Energy Conservation Code unless the total cost of the project reaches more than 30% of the building's value, or until such time that the Florida Building Commission issues a Declaratory Statement or other such directive to clarify this issue for the affected stakeholders.

Sincerely,

Wayne Bergman

Asst. Director of Planning, Zoning & Building