



THE TOWN OF *INDIAN RIVER SHORES*

Preparing for the 9th Edition Florida Building Code

The **9th Edition (2026) of the Florida Building Code (FBC)** will officially take effect on **December 31, 2026**.

The code version applied to your project is determined by the **permit submission date, not the project start date**. Any incomplete application or application submitted after midnight on December 30, 2026, must comply fully with the new 9th Edition regulations.

To prevent project delays, pricing disputes, and plan rejections, our Building Department is urging all local professionals to review the upcoming structural and administrative updates immediately.

Critical 9th Edition Updates to Note Now

- **New Wind Load Maps (ASCE 7-22):** The 9th Edition adopts ASCE 7-22 wind load standards. This completely changes component, cladding, and commercial roofing calculations. ALL engineering packages submitted after December 30, 2026, must use **ASCE 7-22 wind load provisions** to calculate specific site pressures.
- **160 MPH Wind Threshold:** A mandatory **160 mph ultimate design wind speed** threshold now applies to all structures located within 5 miles of tidal waters.
- **Expanded Opening Protection:** Multistory hotels (R-1) and apartments/condominiums (R-2) located in wind-borne debris regions lose previous exemptions. They must now utilize impact-rated glazing or structural shutters. Starting in 2027, every single floor of a new multi-story residential building in Indian River Shores—from the ground floor to the penthouse—must have full impact-resistant glazing or structural hurricane shutters.
- **Tighter Energy Code Limits:** Glazing U-factor and Solar Heat Gain Coefficient (SHGC) limits have been tightened. It's a good idea to verify that 2027 window and door orders comply with these enhanced efficiency rules.
- **Check Product Approvals:** Verify that your submittal packages feature updated Florida Product Approval or Miami-Dade NOA numbers that conform to 9th Edition testing frameworks.

Before the **December 31, 2026** transition date, ensure your design and construction teams are referencing the correct updated codes, wind maps, and testing standards. See below website links to State and Industry channels. Please utilize the below to locate official resources, draft texts, and structural breakdown guides.

Complete Code Access

- [ICC Florida Building Code 9th Edition Digital Draft](#) – Access the full-text, read-only public draft of the upcoming structural regulations via the International Code Council.
- [Florida Building Code Online Portal](#) – The central state gateway to check local product approval modifications, technical advisory updates, and glitch amendments.
- [ICC Official Code Book Store](#) – Purchase printed code volumes or premium digital memberships featuring interactive indexing and calculation notes.

Section-by-Section Changes

- [Analysis of Changes: 9th Edition Building Code \(PDF\)](#) – Review a granular, clause-by-clause breakdown of every rule being removed, rewritten, or introduced relative to the 8th Edition.
- [Analysis of Changes: 9th Edition Energy Code \(PDF\)](#) – Track updated commercial insulation levels, HVAC performance standards, and tighter glazing U-factors.