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 Builder's Services Division  
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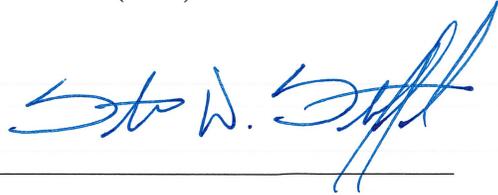
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840 WEST 11<sup>TH</sup> STREET  
 PANAMA CITY, FL 32401

To: Builder's Services Division Staff  
 External Stakeholders

Date: 01.31.2023

Re: Florida Building Code – Residential, 7<sup>th</sup> Edition (2020)  
 P2603.5 Freezing

From: Steven W. Stafford, PE  
 Builder's Services Division Manager 

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Please be aware of the following change to the design, plan review and inspection process associated with General Plumbing Requirements outlined in Chapter 26 of the FBC-R that will take effect March 1, 2023.

Section P2603.5 Freezing of the 2020 Florida Building Code, 7<sup>th</sup> Edition (2020) stipulates requirements for the protection of plumbing components installed both internally and external to a building that are subject to winter design temperatures of 32-degrees or less. Specifically, the section reads:

**P2603.5 Freezing**

In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

As a result of the recent cold weather and having received citizen complaints regarding frozen and burst water pipes the BSD staff revisited the Code requirements associated with this topic. Referring to Table R301.2(1) and associated footnotes which reference Appendix D of the Florida Building Code – Plumbing, we have concluded that the appropriate Winter Design Temperature for Bay County is 30-degrees.