BUILDING ENVELOPE ASSOCIATES

YOUR SOLUTION TO ROOFING, WATERPROOFING & MORE

TECHNICAL BULLETIN

# Be Prepared for the Florida Building Code Changes

## The 9th Edition of the Florida Building Code (FBC) goes into effect on December 31, 2026. Are you ready?

Building Envelope Associates (BEA) is here to help you understand the 9th Edition Building Code changes that may be enforced at the start of 2027. Below is a recap on some critical changes related to steep-slope and low slope roofing systems to help get you started.

## Tile Roof Applications

In both the HVHZ and Non-HVHZ, tile underlayment assemblies must have a Product Approval listing meeting the design wind pressures of the roof. Changes have been made to the following Roofing Application Standards (RAS):

- RAS 118 - Mechanically Fastened Roof Tile Systems Direct Deck or Counter Battens.
- RAS 119 - Mechanically Fastened Roof Tile Systems Direct Deck or Horizontal Counter Battens.
- RAS 120 - Mortar and Adhesive Set Tile Application.

**What does this mean for roofers and how does Polyglass have you covered?**

1. Tile roof underlayment systems must have a Product Approval with a Max. Design Pressure (MDP) exceeding the required design uplift pressure of the specific roof.

Where to find design uplift pressures:

- In the Non-HVHZ, use the FRSA-TRI Manual 7th Edition, Table 1H and 1G Windcharts.
- In the HVHZ, use RAS 127.

Once the design uplift pressure is determined, find a Product Approval listing that has an MDP exceeding the design pressure. For example, Polyglass' listing for TU Max or TU Plus direct to deck achieves an MDP of -165 psf, which will typically exceed the design pressure – this listing is found in FBC Approval FL5259 and shown below in the UDL-4 Approval Excerpt.

| | | | | | | |
|---|---|---|---|---|---|---|
| UDL-4. | New: Plywood, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category<br>Reroof: Plywood, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category | None | None | None | Polyflex SA P, Polyflex SA P FR, Polystick TU Max, Polystick TU P, Polystick TU Plus, Polystick MTS Plus, Polystick XFR, HydraGuard Omni Pro or HydraGuard Shield Pro, self-adhered and back-nailed max. 12-inch o.c. | -165.0 |

2. In scenarios where an existing self-adhered underlayment is applied to the roof deck and cannot be removed, or where an anchor sheet is requested or recommended (due to closed-foam insulation applied under the deck, etc), the full underlayment assembly **including the anchor sheet** must meet the same tested uplift pressure requirements listed above. For example, Polyglass' listing for Polyanchor HV anchor sheet with a self-adhered cap sheet achieves an MDP of -135 psf, which will typically exceed the design pressure – this listing is found in FBC Approval FL5259 and shown below in the UDL-21 Approval Excerpt.

| | | | | | | |
|---|---|---|---|---|---|---|
| UDL-21. | Plywood, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category | PolyAnchor HV | Min. 12 ga. annular ring shank roofing nails** with 32 ga., 1-5/8-inch diameter tin caps; 6-inch o.c. at the 4-inch wide side laps and 6-inch o.c. at four (4) equally spaced staggered center rows. | (Optional) Polystick MTS Plus or HydraGuard Omni Pro, self-adhered and back-nailed max. 12-inch o.c. | Polyflex SA P, Polyflex SA P FR, Polystick TU Max, Polystick TU P, Polystick TU Plus, Polystick MTS Plus, Polystick XFR, HydraGuard Omni Pro or HydraGuard Shield Pro, self-adhered and back-nailed max. 12-inch o.c. | -135.0 |

3. Due to this code change, **traditional hot mopped #30/#90 prescriptively installed systems are no longer allowed to be installed under tile roof coverings**. All prescriptive installations for tile underlayments have been discontinued in the RAS' mentioned above. Hot mopped systems will be allowed only if they meet testing standards and have a Product Approval listing with an MDP exceeding the design pressure.

## Tile Roof Applications (Continued)

4. In the Non-HVHZ, this is not a new requirement. The FRSA-TRI manual and the Residential Building Code have included these testing and uplift requirements since 2023. However, it is not always enforced in all jurisdictions. Now that it is a requirement statewide (including the HVHZ), it may be enforced more throughout other jurisdictions. If you're installing a tile roof, plan ahead and use a code-compliant underlayment!

**Polyglass' underlayment systems and Product Approvals have complied with this code requirement since 2023 – we have you covered!**

The Maximum Design Pressures (MDP) of tested assemblies are listed in FBC Product Approvals and NOAs. Refer to current FBC Product Approvals (FL5259) or Polystick Underlaments NOA for Polyglass' tested assemblies and associated design pressures listed.

HVHZ I NON-HVHZ

## Recover over Existing Self-Adhered

Clarification has been added to the Florida Existing Building Code (FEBC) regarding recovering an existing self-adhered membrane applied directly to a steep-slope or low-slope wood deck. First, the existing roof sheathing must be renailed in accordance with FEBC Section 706.7. Then, a new underlayment system or roof system can be installed in accordance with:

- Shingle, Metal, Slate or Shakes – Table 1507.1.1.1 (Table 1518.2.1 in HVHZ)
- Tile - FRSA-TRI Manual (2-ply system with Product Approval meeting uplift)
- Flat Roofs - Section 1507.10 thru 1507.16 (1519 in HVHZ)

## Steep-Slope Drip Edge Detail

Metal drip edges shall be installed at eaves and gables of steep-slope roofs. Each roof covering section of the FBC and FBCR, as well as Section 1517.6.2.3 of the HVHZ FBC, indicates that the metal drip edge must be installed over the underlayment. Self-adhering underlayments complying with ASTM D1970 is permitted to be installed over a primed drip edge flange. Polyglass' self-adhered underlayments all comply with ASTM D1970, and therefore can be placed below and on top of the metal drip edges in accordance with the approved details. When using a Polyanchor HV anchor sheet under a self-adhered underlayment, the anchor sheet would be installed under the drip edge and the self-adhered sheet would be installed over the drip edge. Always use PG100 Asphalt primer on metal flanges prior to installing self-adhereds!

Polyglass approved drip edge details can be found here:

Drip Edge Detail PDF

**Contact our technical specialist regarding code changes and systems to meet the new code requirements at (774) 313-9602 or** Kelsey@FLBEA.com

**This technical bulletin details applications that satisfy the requirements of the Florida Building Code Changes 2026. Check with local jurisdictions for approvals.**

**Contact Us For Assistance With Your Next Project.**

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### Reroofing (Recovering versus Replacement)

When there are already two (2) roof systems or coverings on a roof, the previous code required that both roofs be removed down to the existing structural substrate. The FBC 9th Edition allows that only the upper roof system, or the upper roof system and the lower roof covering, can be removed prior to installing a new roof system. A new roof system can be installed over the existing lower roof components, such as existing iso, coverboard, or roof covering. The substrate left to remain must be adequate for installation of a new roof system or covering. Things to note:

- The existing roof materials left to remain must be repaired to an adequate condition for installation of a new approved roof covering or system.
- The new roof assembly must have a Product Approval and must satisfy the design wind uplift requirements.
- Moisture testing, TAS 105 and TAS 124 tests may still be required depending on JHA to determine that components left in place are dry and meet the wind uplift design requirements.
- Vapor barriers applied directly to the deck can remain in place and covered with an additional layer of compatible membrane.
- When new roofing components are to be adhered to existing components, it is highly recommended that adhesion tests be performed. Consult the manufacturer of the new roof system as well as the existing to remain roof system (if known) prior to installing new material.
- Speak to your BEA representative on how we can introduce Polyglass' newest Recovery Systems for you needs. Check out our Modifleece – Modified Membranes or newest Mapeplan PVC line for you use on your next Recovery roof project.

### Fastener Corrosion Resistance – Saltwater Environments

If your project is within 3000 feet of a coastal shoreline, the typical fasteners and connections you've been using may not meet the new code. Galvanized and Stainless Steel screws may be required depending on the building's proximity to saltwater and the function or placement of the screw within the roofing system.

For more information and clarity on this code change, we recommend reviewing the FRSA article authored by Mike Silvers:

A Roofing Perspective on the New FBC Corrosion Resistance Requirement Article

### Hip and Ridge Underlayment Laps

New requirements have been added in the FBC (Section 1507.1.1), HVHZ Code (Section 1518.2), and FBC Residential (Section R950.1.1) that the underlayment shall lap over hips and ridges a minimum of six (6) inches.

If an approved ventilation opening is installed at the ridge (see Roof Ventilation below), the underlayment lap is not required.

### Roof Ventilation

The 9th Edition has included additional direction regarding attic ventilation. Don't forget to check the roof's attic ventilation complies with Section R806 or FBC 1203.

## KEY MODIFICATIONS TO THE FLORIDA BUILDING CODES

- Roof Tile Underlayment Testing and Assembly Requirements (1518.8.8, RAS 118, RAS 119, and RAS 120)
- Steep-Slope Underlayment Recover Acceptance and 2-ply Requirement (Table R905.1.1.1, R905.3.3, Table 1507.1.1.1, 1507.3.3, 1518.2.1, FEBC 706.7.3)
- Flashings (R903.2.1, 1503.2.1)
- Roof Ventilation (R903.5, R806.1-R806.5, 1503.5, 1203.2)
- Reroofing (Recovering versus Replacement) (R908.3, 1511.3, FEBC 706.3)
- Steep-Slope Drip Edge (R905, 1507, 1517.6.2.3)
- Hip and Ridge Shingle Testing and Attachment (R905.2.6.2, 1507.2.7.2, 1518.7.4)
- Hip and Ridge Metal Roofing (1504.3.1.1)
- Fasteners Exposed to Saltwater Environments (R332, 1711)
- HVHZ Hybrid Ballasted Systems for Solar Panels (1522.4)
- Roof to Wall Connections (FEBC 706.8.1)
- Tapered Insulation R-Value – New Construction (FECC C402.1.3.2)

## FLORIDA BUIDING CODE REVISIONS

**This technical bulletin details applications that satisfy the requirements of the Florida Building Code Changes 2026.**
**Check with local jurisdictions for approvals.**

**NOTE:** The current 2026 FBC revisions are posted year to date. Because building codes and amendments shift frequently during revision cycles, monitor fequently for official updates and supplements published by the Florida Building Commission.

## CONTACT US

**Contact our technical specialist regarding code changes and systems to meet the new code requirements.**

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