



TECHNICAL BULLETIN

## Be Prepared for the Florida Building Code Changes

The 8th Edition of the Florida Building Code (FBC) went into effect on December 31, 2023.  
Are you ready?

Building Envelope Associates (BEA) is here to help you understand code changes that may be enforced after December 31, 2023. Below is a brief recap on some changes related to steep-slope underlayments to help get you started.

### Tile Applications

A major code change is that **Underlayment Assemblies** shall be tested in accordance with FM 4474 or UL 1897. The Maximum Design Pressures (MDP) of tested assemblies will be listed in FBC Product Approvals and NOAs, similarly to low-slope Approvals.

Refer to current FBC Product Approvals (FL5259-R42) for Polyglass' tested assemblies and associated design pressures.

[HVHZ](#) | [NON-HVHZ](#)

### Direct to Deck:

**Direct to Deck Underlayments** may be accepted in the HVHZ (Broward and Miami-Dade Counties) and NON-HVHZ provided the underlayment meets the designed wind uplift requirements of the project. (Check with local jurisdictions for approval.)

### Polyglass' Solution:

In Polyglass' FBC Approvals, UDL-4 on page 6 (HVHZ) or UDL-7 on page 7 (NON-HVHZ): **TU MAX** or **TU PLUS** **direct to deck** over min. 15/32" deck. MDP= - 165 psf.

### Recover Or Mechanically Attached Anchor Sheet:

Where direct to deck application is not feasible or preferred, or where you encounter a pre-existing self-adhered on the deck that you cannot remove, an anchor sheet can be installed atop the wood decks. It is the code intent that the underlayment assembly, including the anchor sheet, is tested to meet the design wind uplift requirements. This may affect the type and/or fastening pattern of the anchor sheet that you are used to installing.

### Polyglass' Solution:

**Polyanchor HV** is a high performing, modified bitumen anchor sheet with excellent pull-through capabilities that has been tested to achieve superior uplift values with enhanced fastening, in conjunction with Polyglass self-adhered tile underlayments. Polyanchor has 2.5x greater nail pull through over 80% stronger top surface bond with Polystick Underlayments vs conventional felts.\*

In Polyglass' FBC Approvals, UDL 26 on page 9 (HVHZ) or UDL-61 on page 14 (NON-HVHZ): **TU MAX** or **TU PLUS** **over nailed anchor sheet Polyanchor HV** over min. 19/32" deck. MDP= -135 psf.

The Polyanchor HV fastening rate can be enhanced by an engineer to reach up to -200 psf over 19/32" deck.

\*Average based on TAS 117 (B) 95 and ASTM D1970 vs. three popular 30# felts.

### Metal and Shingle Applications

For metal and shingle roof coverings, the underlayments do not need to be tested, but need to meet one of the following criteria.

1. ASTM D1970 modified bitumen self-adhered installed over the full roof deck, such as **Polystick TU PLUS, IR-Xe, MTS PLUS** or **XFR**. Refer to Table 2 and Table 3 in the current FBC Approvals for roof covering and substrate options.

[HVHZ](#) | [NON-HVHZ](#)

2. Min 3-3/4" self-adhering tape such as **Elastoflex SA V Strips** installed over the plywood joints, plus a layer of ASTM D226 Type II (Polyanchor HV) or similar, mechanically attached. Note that for roofs less than 4:12 pitch, two (2) layers of ASTM D226 Type II (Polyanchor HV) or similar are required.

3. Two layers of ASTM D226 Type II (Polyanchor HV) or similar installed over the full roof deck.

### UL Class A Fire Ratings

In jurisdictions requiring Class A fire ratings, including but not limited to Miami-Dade and Broward Counties, roof replacement permits may require submission of UL Class A listings.

### Polyglass' Solution to achieve a Class A Fire Rating:

**UL Listing R25992 "Other System"** allows **Polystick XFR** as a single or double layer underlayment under UL Listed or Classified steel (including Galvalume), copper, stone coated shingles, and aluminum.

**UL Listing R25992 "Prepared Roofing Accessories"** allows **Polystick IR-Xe, MTS PLUS, TU PLUS, XFR** or **PolyAnchor HV** under Class A asphalt glass fiber mat shingles.

### Florida Building Code Updates

For the latest code information refer to the recent Florida Building Code updates on the ICC website.

[SECTION 1504 Performance Requirements - Wind Resistance of Roofs](#)

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

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(This technical bulletin details applications that satisfy the requirements of the Florida Building Code Updates 2023. Check with local jurisdictions for approvals.)

Contact Us For Assistance With Your Next Project.

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