



Informal Interpretation Report Number 5228



Date July 12, 2007

Edition 2004

Section R611.2

Question:

Is it the intent of chapter R611.2 to disallow a stilt house to be constructed of a masonry columned ground level with 2 stories of ICF above? Comment: We have designed a residence with a 2 story living area whose exterior walls are constructed of ICF sitting on a series of masonry columns and precast concrete and masonry beams. This would seem to be only two stories of ICF above ground.

Answer

Yes, without proper engineering evaluation. Please see the attached commentary.

Commentary:

The described structure would not be permitted if solely designed using the prescriptive design contained in the code, because it is a three story structure. As stated in the code commentary for the section, ICF construction outside the prescriptive code limitations would require an engineered design.

The two primary areas of concern would be floor loads and the increased wind pressure if the building mean roof height exceeds 35 feet with a tributary area of 10 sq. ft. If the design provided a design professional evaluation of the floor loads; including: the loads of the floor diaphragm and the ability of the wall structure to accept the diaphragm loads; any increase in the loads on walls due to the building exceeding a mean roof height of 35 feet; and, the loads on the pile foundation, it should be acceptable. During discussion of the issues with the principal author of the provisions, it was agreed there may be some increased loads which would merit the

evaluation and justification, particularly in the higher wind zones.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.