



**Informal Interpretation Report
Number 5291**



Date August 16, 2007

Edition 2004

Section 708.5

Question:

Is it the intent of this section that fire separation walls between tenants over 3,000 s.f. which are in separate buildings treated as one on the same lot comply with the requirements of 704.5 and having a fire rating if the fire separation distance is 5' to 10' per table 602? Comment: Numerous business complexes of small separate buildings are being built consisting of Type V-B construction with 10' to 15' between buildings so that the fire separation distance is less than 10'. The designers are treating the groups of buildings as one per section 704.3 exception and not providing any rated walls between buildings and not separating the tenant spaces with a rated fire partition or fire rated exterior wall and parapet or rated ceiling where the tenant separation consists of an exterior walls.

Answer:

No, separation between buildings and separation within buildings are two specific and different code requirements. The tenant separation provisions are not applicable unless the tenants share a wall or are contained within the same exterior walls.

On 08/16/2007 at 3:02 PM

Commentary:

None

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.