



Informal Interpretation Report Number 5442



Date November 20, 2007

Edition 2004

Section 503

Question:

Is it the intent of 503.1.3 to allow two buildings on the same lot, which meet the limitations of table 503 as modified by sections 504 & 506, to be regulated as portions of one building under provisions of the code, specifically regarding required plumbing fixtures? Comment: Two assembly buildings are proposed to be located on the same lot with the aggregate plumbing fixture count satisfying table 403.1. A portion of one structure's required fixture count is provided in the second structure. They are situated in the same community center less than 500 feet apart as provided in 403.6.

Answer

No. The last sentence in FBC 503.1.3 states that code provisions applicable to the aggregate building are applicable to each building. The Authority Having Jurisdiction (AHJ) may consider allowing the combination of fixtures to satisfy the requirements of the Plumbing Code, however it would most likely be based on other factors such as if the route is accessible, protected from the elements, and well identified.

Commentary:

Florida Building Code - Plumbing 403.6 states that required facilities are to be provided IN structures and tenant spaces, not more than one story above or below with the path of travel not to exceed 500 ft. Further, it is not the intent of section 503.1.3 of the building code to have an effect on the provisions of the Plumbing Code. Nothing indicates this could be construed to mean between or in different buildings. Each building must meet the required minimum fixture count based upon occupancy classification and occupant load per FBC Plumbing Table 403.1, unless accepted by the Building Official (AHJ).

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.