



## Informal Interpretation Report Number 5702



**Date** May 18, 2008

**Edition** 2004

**Section** 406

### **Question:**

Is it the intent of FBC 406.1 that private garage stalls in a building less than 3000 sq ft that meet the Group U occupancy requirements but do not contain interior walls separating each car stall must be classified as public and not private, thereby requiring sprinkler systems and ventilating equipment to be installed? Comment: For space reasons, our condo proposes to construct enclosed private garage buildings for its resident owners which have individual doors but do not have separating walls between each stall. Each multi-stall garage stands alone and will not be attached to any residential building. Only unit owners will be assigned and registered a garage space for their car and no fuel will be stored or dispensed nor mechanical work done in the garage. They are located on private property having security gates, and each garage is a limited common element assigned to a specific individual and is recorded with the County Clerk of the Court in the unit owner's name. Only cars will be parked in each garage space with NO residential occupancy in the same building.

### **Answer:**

No. 406.1.1 limits private garages to 1000 SF, except as provided by 406.1.2. This section allows the private garage to increase in area up to 3000 SF. There is no requirement in 406.1 for fire sprinkler systems. If the building does not meet the exception (which needs to be determined by the Authority Having Jurisdiction (AHJ)), it may be considered an enclosed parking garage, which still may not require sprinklers. The requirement for sprinklers must be determined by reviewing the entire project, relationships and distances, type of construction, rating of walls, etc. The AHJ needs to review the plans and make the decision.

On 05/18/2008 at 5:14 PM

### **Commentary:**

None

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**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.