



**Informal Interpretation Report
Number 6487**



Date April 13, 2010

Edition 2007

Section 423.8.1.2

Question:

Is it the intent of Florida Building Code - Building Section 423.8.1.2 to classify classrooms for 7th and 8th grade students located on the campus of a community college as a business or assembly occupancy?

Answer:

Neither. A community college is classified as a Business occupancy per Florida Building Code - Building Section 304.1. Florida Building Code - Building Section 305.1 states that an Educational, Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade. The use of any portion of a community college building by students below the 12th grade would be considered a change of occupancy. Further, the Exception under Florida Building Code - Existing Building Section 101.2 states that "For the purpose of public educational facilities and state licensed facilities, see Chapter 4, Special Occupancy, of the Florida Building Code, Building" and as such, the use must comply with the requirements of FBC - Building Section 423 and the State Requirements for Educational Facilities, (SREF) per Florida State Statute 1013.

On 04/13/2010 at 3:47 PM

Commentary:

In addition to the change of occupancy, consider that the conversion of a portion of a community college building to an Educational occupancy would most likely result in a mixed occupancy building. FBC - Building Section 508 requires fire

separation between the educational and business occupancies or requires the entire building to be constructed as a non-separated occupancy. See FBC - Building Sections 508.3.2 and 508.3.3 for additional information.

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.