



**Informal Interpretation Report
Number 6578**



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Edition 2007

Section 708.1

Question:

Is it the intent of Florida Building Code Section 708.1, Item 7, Exception 1 to allow a high rise building to have non-rated tenant separation walls between multiple Business and Storage Occupancies if the square footage of each individual space is less than 3000 square feet?

Answer

No. The intent of Florida Building Code - Building Section 708.1 is to separate tenants using fire partitions as required under items 1 through 7. The intent of Exception #1 is to not require fire separation between tenants of the same occupancy classification (Business or Storage) provided no area BETWEEN FIRE Partitions exceeds 3,000 square feet. This exception is applicable only to single Business or Storage Occupancies and does not apply to mixed occupancies. See FBC - Building Section 508 for information regarding mixed occupancy buildings.

Commentary:

If this exception were not in place, "executive suite" offices, which are classified as a business occupancy and can be as small as 100 sq. feet would require fire separation between each "executive suite" tenant.

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.