



**Informal Interpretation Report
Number 6687**



Date April 07, 2011

Edition 2007

Section Table 601

Question:

Is it the intent of the code to require a two hour fire separation between units in a 9000 sf retail (Mercantile) condominium building of Type III construction consisting of less than 1500 sf per unit or is this considered a tenant separation with a one hour wall?

Answer

The Florida EXISTING Building Code is the applicable code for existing buildings.

In regards to the question:

No, it is not the intent of the code to require a two hour fire rated separation between the units. Occupancy separation is addressed in 508.3.3. Separation between tenants would be addressed by 708.1(7) and require a one hour rating. Additionally, you would still have to provide for 1hr tenant separation if they are separate tenants.

Commentary:

Table 601 is used to determine the minimum fire resistance rating of the building elements based on the type of construction.

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.