



**Informal Interpretation Report
Number 6850**



Date October 25, 2011

Edition 2007

Section 317.2

Question:

Is it the intent of 317.2 to have each townhouse to have it's sewer, water service and electric service to be independent of all the other units? Should the building sewer be passing from unit to unit beneath the building slab?

Answer

Generally speaking, the owner of each individual townhouse owns the land beneath it and the sky above. The only utilities within the footprint or property lines of each individual townhouse should be the ones serving that individual townhouse. One possible exception to that could be a legally deeded utility easement.

Commentary:

Keep in mind that townhomes are usually true "fee simple" lots with no such easement and each individual unit is on a separate platted piece of property. Additionally: Please see BOAF informal interpretation #5195 issued in 2007 in regards to electrical service feeder and panel locations for townhomes.

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.