



**Informal Interpretation Report
Number 6855**



Date October 26, 2011

Edition 2007

Section 1301.1

Question:

Is it the intent of the code to cover adding a second tenant, both tenants of type "B" occupancy to a building that was previously occupied by a single "B" tenant, so that a tenant separation wall may not necessarily be required, at the discretion of the code official

Answer

No. FBC Building 708.1, 7 would apply. None of the associated exception would apply. The wall needs to be rated.

Commentary:

By creating an additional tenant space, a tenant separation fire partition is required. see FBC 708.1, #7. The local Building Official may determine if some exemptions apply; such as if the space is a business less than 3,000 sq feet total and the original tenant sublets' the 3,000 sq feet into smaller business areas OR if a designer chooses to utilized chapter 13, the compliance alternatives scoring system MAY result in an arrangement that MAY not require tenant separation. Again, the Building Official can make a determination based on a code analysis of the entire situation.

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.