



Informal Interpretation Report Number 6946



Date March 08, 2012

Edition 2010

Section 712.3

Question:

Is it the intent of Section 712.3 not to require a horizontal fire separation between tenants (same occupancy groups) even if the building is not fire sprinklered?

Answer

Yes fire separation is required in most cases. The criteria for whether or not wall assemblies need to be Fire Partitions is stated in 709. 712 describes the requirements for floor and roof assemblies. The 2 sections mentioned are not consistent because one speaks about walls and the other about floors and roofs.

Commentary:

Keep in mind that occupancy separation and tenant separation are two separate issues. While in some cases occupancy separation may not be required, tenant separation is always required.

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.