



Informal Interpretation Report Number 7004



Date May 18, 2012

Edition 2010

Section 709.1

Question:

Is it the intent of The FBC to remove the requirement for tenant separation in Highrise construction where there would be multiple tenants on a floor. It appears there is a conflict in the exceptions. Exception one states the old 3000sqft rule but the new exception four states in other than dwelling and sleeping units if fire sprinklers are installed in accordance with 903.3.1.1 fire rated partitions would not be required.

Answer

Yes.

Commentary:

The Exceptions stand alone.

The 3000 sq ft limit does not apply in fully sprinklered buildings. The base requirement is one hour separation.

Then each of the Exceptions is a separate entity. There is no "and" after the Exceptions binding them together; nor are the Exceptions requirements. They are exceptions to the requirement for a one hour fire-resistance rating.

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.