



**Informal Interpretation Report
Number 7017**



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Section R309

Question:

Is it the intent of Section R309 to allow a private garage to be unlimited in area?

Answer

Actually, as a garage there is no limit whether attached or not. A free standing garage is still a garage and is addressed directly in the code. The section on garages (R309) contains no limit on the area of the garage as the code contains no limit on the area of the house.

Commentary:

Some local zoning rules may have an effect on the size of the house or it's accessory structure.

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.