Informal Interpretation Report
Number 7138

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Section 101.2

Question:

Is it the intent of this chapter to exclude town homes from all provisions of the Building code?

Answer

No.

Commentary:

While townhouses three stories or less in height are governed by the FBCR for construction, the number of units per building and the number of stories invoke FBCB Section 903.2.11.3 and fire sprinklers are required. Section 903.2.11.3.1 requires the building official to consider the requirements of Chapters 6, 7, and 9 solely when determining whether townhouses require sprinkler protection or not. This Section is the result of an Attorney General Opinion regarding whether or not townhouses are considered multi-family for the purposes of requiring fire sprinklers. There is no requirement to comply with Chapters 6 or 7. Actually, the Types of Construction are meaningless as Chapter 5 does not apply and the FBCR does not limit area or address Type of Construction. What actually applies from the FBCB are the provisions related to fire sprinklers and their installation. The construction of fire separation is addressed in the FBCR.

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.