



**Informal Interpretation Report
Number 7185**



Date June 07, 2013

Edition 2010

Section 912

Question:

Is it the intent of 912.5.3 to require a 1 hour separation for the following condition: Existing building - 2 story, 4500sf +/- per floor, type 3B construction, Exterior walls masonry, 1st floor-Slab on grade, Second floor –conc. flr./metal deck/bar joists, Roof- metal deck/bar joist. Building is fully sprinklered. Building built under 2001 FBC as office building, no UL separation rating on second floor construction. New use proposed for 1st floor is A-2 Banquet use (no cooking equipment) for the restaurant in adjacent building. 2nd floor to remain business occupancy. FBC Existing, Section 912.5 – A-2 is a higher hazard to Office/ Business use. Is it correct in that this would be a separated mixed use building? Would therefore be required to provide a 1 hour separation on the ceiling/2nd floor assembly between the proposed change of occupancy of the 1st floor to A-2 and the 2nd floor existing B occupancy as per 912.5.3?

Answer

No, the floor/ceiling is not required to be fire rated. The building as described qualifies for classification as a non-separated mixed use and no fire rated separation between the uses is required. (FBCEB 912.5.1; FBCB Table 503; FBCB 508.3)

Commentary:

It is important to note this is a 2010 change and since the building is described as fully protected by automatic fire sprinklers, tenant separation is not required either.

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.