Informal Interpretation Report
Number 7191

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Section 903.2.8

Question:

Is it the intent of this section to require a fire sprinkler for a congregate living facilities with 16 or fewer persons or congregate living facilities (transient) with 10 or fewer occupants? According to section 310 these type of use will be considered under R3 occupancy and they will be exempt of a fire sprinkler system.

Answer

Yes. Section 903.2.8 requires fire sprinklers for all group R occupancies and that includes R-3. R-3 is not exempt from the fire sprinkler requirement of 903.2.8. The only exception allows for Adult Care Facilities that are within a single family dwelling. Those Adult Care Facilities can comply with the Florida Building Code Residential and not require fire sprinlkers. However, Congregate Living Facilities are not Adult Care Facilities.

Commentary:

If this is an Assisted Living Facility, it would be an R-4 at 6-16 residents. At 5 or less residents it is an R-3 or must comply with the Florida Building Code Residential. Regardless, fire sprinklers would still be required under the R-4 provisions pointing the user to 903.2.8.

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.