



**Informal Interpretation Report
Number 7322**



Date June 22, 2014

Edition 2010

Section R305

Question:

1. What is the intent of R305 regarding the minimum ceiling height of a single family garage? Garage is not identified. 2. What is the intent of the code for the minimum clearance, floor to bottom of the unit for an airhandler installed suspended below a garage ceiling?

Answer

The question needs to be asked as to if this is an existing

building or new construction? The code does not include garages in the contemplation of non-habitable spaces or the exceptions to ceiling height requirements. Since the code does not specifically address garages, but does address other non-habitable spaces, the code official has some leeway in making her/his determination.

If this is new construction, the 7' should probably be

applied with a possible reduction to 6' 8" since that

height is allowed in bathrooms and basements, if the

local authority is comfortable with the reduced

height. If it is an existing structure and equipment is

being changed out, the reduced clearance should be

acceptable. Again, this would be a local decision since the

code is silent.

Commentary:

1. The definition of habitable space states, in part, "...storage or utility space and similar areas are not considered habitable spaces." A garage would generally fall within this exclusionary portion of the definition of "habitable space" and, therefore, is not considered habitable space. The ceiling height could be 6'8".

2. The Florida Residential Code does not contain a minimum height requirement for an air handler installed in a residential garage, only requirements for protection and installation of the duct

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.