



Informal Interpretation Report Number 7480



Date April 14, 2015

Edition 2010

Section R101-2

Question:

Is it the intent of this section that a New Single Family Residence 3 stories over parking NOT come under the Residential Code? If it does not can a Residential Builder, construct this SFR? Must this SFR be sprinkled?

Answer

For the number of stories for licensing application, the area beneath is not considered a story. However, for the purposes of applying the code and sprinkler requirements, it is considered a story. This would be classified a four story building for the application of sprinklers. Yes, fire sprinkler protection would be required per 903.2.8 and 903.2.11.3. It would be considered 4-story, outside of the scope of the FRC based on the definition of "grade plane", and need to be constructed in accordance with the FBC. All group R constructed under the FBC require fire sprinkler protection.

Commentary:

While we cannot speak for or on behalf of the Construction Industry Licensing Board, here are the definitions from Part I of FS 489 regarding contracting. These rules were developed and have been in place since the 1970s. The rules for the Residential Code and Florida Residential contractor licensing may not match exactly and that is OK.

(a) “General contractor” means a contractor whose services are unlimited as to the type of work which he or she may do, who may contract for any activity requiring licensure under this part, and who may perform any work requiring licensure under this part, except as otherwise expressly

provided in s. 489.113.

(b) “Building contractor” means a contractor whose services are limited to construction of commercial buildings and single-dwelling or multiple-dwelling residential buildings, which do not exceed three stories in height, and accessory use structures in connection therewith or a contractor whose services are limited to remodeling, repair, or improvement of any size building if the services do not affect the structural members of the building.

(c) “Residential contractor” means a contractor whose services are limited to construction, remodeling, repair, or improvement of one-family, two-family, or three-family residences not exceeding two habitable stories above no more than one uninhabitable story and accessory use structures in connection therewith.

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.