



Informal Interpretation Report Number 7541



Date July 20, 2015

Edition 2014

Section R302.1

Question:

Please clarify; If our community of existing single family residences are built in a planned unit development and currently have 5' side yard setbacks, will our overhangs of 12" to 24" be required to be enclosed and fire rated?

Answer

Yes, for buildings permitted after midnight June 30, 2015. (Midnight being the hour 12 a.m. between June 29 and June 30.) The 5th Edition changes the minimum fire separation distance from 3 feet to less than 5 feet for non-sprinklered buildings. In order to have a non-rated wall the fire separation distance has to be equal to or less than five feet for the wall and the projection. with a 5 feet set-back the wall could be non-rated, but the projection would have to be rated one hour on the underside.

Commentary:

Requirements for new construction will not impact previously permitted/existing homes until such time as renovations/additions are undertaken that require compliance based upon the existing building code in affect at the time of renovation/addition.

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.