



Informal Interpretation Report Number 7548



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Edition 2010

Section 404

Question:

A 20 unit private condominium that was built in 2008 has 38 parking spaces within the building on the ground floor. All but 7 of these spaces are enclosed with drywall and standard garage doors. The enclosed garage spaces have minimal vents installed to the open floor area, but these enclosures do not have individual forced air ventilation, and they are not vented to the outside. What floor area should be used for the application of Code Section 404.2 ?Minimum Ventilation? to define the required ventilation for the central fans? Should the entire ground floor garage parking area be used including the enclosed garages spaces(16,994 SF), or can the floor area of the enclosed garage spaces be excluded and the floor area calculation to define the required ventilation (7895 SF)? If the enclosed spaces can be excluded from the floor area calculation for the central fans, then do these individual enclosures require their own ventilation system to exhaust to the outside?

Answer

It is not clear if this a remodeling of an existing building or if changes have been made since the original construction. What is the level of alteration? The level of alteration may impact what changes are required or if changes to the building were made without the benefit of plans, proper reviews and inspections, in which case, it must meet the terms of the Code.

Any space on the story used for parking motor vehicles is garage area and needs to be included in sizing the ventilation. Openings in individual bays need to be sized to provide the required minimum air flow.

Commentary:

None

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.