



Informal Interpretation Report Number 7630



Date September 21, 2015

Edition 2014

Section 101.2 Exception.

Question:

Is it the intent of Section 101.2 (and FBC Building 449.1.3) to exempt existing private hospitals that are state licensed to comply with FBC Existing Building?

Answer

Yes, the intent is to exempt such buildings from the Florida Building Code-Existing Building. However, the provisions in Chapter 4 for public educational and state licensed facilities essentially say that all remodeling, alterations, renovations, repairs, additions, and change of occupancy have to meet the code requirements for new construction. The separation by a fire wall would create two separate buildings.

Commentary:

The Building Code fully addresses not permitting a new adjacent building that would impede upon the open frontage area required for an existing building. The permit applicant needs to provide documentation of how the existing building will have adequate firefighting capabilities equivalent to that available with the previous open space. FBC-B 104.11 provides for alternative means of compliance. From the Comment by the requester, the building is already non-conforming. The alternatives are to deny the permit for the addition, require life safety features above what is required by the code as an alternative method, or continue to allow the non-conformance. This situation is not really addressed by the code and is wholly a local jurisdiction decision.

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.