



Informal Interpretation Report Number 7665



Date October 16, 2015

Edition 2014

Section Three

Question:

What is the occupancy and are site built restrooms required for a boat (kayak) storage building (see comments)?

Answer

From the description, the occupancy would most likely fall under Group U, (see section 312 FBC Building) as an accessory structure to include barns, private garages, and sheds. It would not be a far jump to include a small building to store kayaks. If this is the determination, the FBC-Plumbing does not have minimum plumbing fixtures required in Table 403.1. If storage occupancy is chosen, than FBC-Plumbing does address that in Table 403.1. The assembly occupancy designation would be disqualified by less than 50 persons and less than 750 square feet (see FBC-Building section 303).

With that said, to classify this as a "U" occupancy, what is this building an accessory to? It would appear that this building is middle of a residential project and not accessory to anything. Please read the attached commentary for additional information.

Commentary:

This is either truly a regularly manned bait/snack and boat rental shack. In which case it is non-separated mixed use occupancy U and M with a non-rated separation required and one Unisex ADA Restroom; or, it really is a pole barn to store kayaks with a gear locker. Then, it's U and it's minimal and sporadic habitation is coincidental to it's purpose and does not require facilities.

The statement "control" and support" leads to the question.
"The remainder of the sheltered area (349 sf) is dedicated to control of boat usage, and support for some recreational fishing from an adjacent deck/dock."

This make it sounds like a possible B occupancy for boat rental, M if they are selling bait and tackle or even an A occupancy if there is outdoor seating provided and they are selling food or drinks.

Notice:

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