



Informal Interpretation Report Number 8094



Date March 08, 2023

Edition 2017

Section 202

Question:

Is it the intent of the published definition of the term "Story" in FBC to exclude the area or floor underneath a beam of a finished floor where there is NOT another successive beam below, be considered NOT a story? As defined: "STORY" - That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (see "Basement," "Building height," "Grade plane" and "Mezzanine"). A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

The area in question does not qualify as a Basement or Mezzanine and Building Height is not a concern.

Furthermore per the definition, we are seeking clarification of the term "floor surface" in the definition above as there are not any specific definitions in either FBC or FRC. Would gravel, sand, unfinished non-structural / unsupported concrete be considered a floor surface?

"Grade Plane" is also mentioned in the definition. The determination of may cause this lower level to be considered a story, however Grade Plane is defined as the "ground adjoining the exterior walls", wherein the exterior walls of an elevated structure are not at grade. We are seeking the answer: "The area underneath an elevated SFR that is required to be elevated by FBC, FRC, FEMA, ASCE-24 and any local County Ordinance, not be counted as a Story. This level can not be habitable, structural, and only used for parking, limited storage and access as provided for in R322"

Answer

Waiting for responses

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.