



**Informal Interpretation Report
Number 8477**



Date December 03, 2020

Edition 2017

Section 903

Question:

903.2.11.3 states building over 3 stories must be fire sprinkled. EXCEPTION 1: single and 2 family homes. Does this mean you can build 1&2 family homes 4 story in height using standard construction lumbers without using fire sprinklers or making the ground floor non-combustible?

Answer:

No. 903.2.8 and 903.2.8.1 state that all R-3's are required to be fire sprinkler protected. A SFD is an R-3. If one constructs an R-3, in accordance with the FBC-Building, it is required to be fire sprinkler protected regardless of size. The 903.2.11.3 Exception 1, is only an exception to the three story and above fire sprinkler requirement from Florida Statute 553.895 (2). Now, if the SFD is constructed in accordance with the FBC-R and is three stories or less in height, then no fire sprinklers would be required as the FBC-R does not have a similar requirement to 903.8 or 903.8.1.

On 12/03/2020 at 12:45 PM

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.