



Informal Interpretation Report Number 8488



Date December 08, 2020

Edition 2017

Section 504

Question:

Table 504.4 states that newly constructed one and two family residences (R-3) of Type V-B construction shall have a sprinkler system installed in accordance with 903.2.8.1 if they are 4 stories in height. 903.2.8.1 directs you to 903.3.1.3, which says to install sprinkler in accordance with NFPA 13D. However, 903.2.11.3 states that single and two family dwellings are an exception and would not need a sprinkler system. So would one and two family dwellings not require a fire sprinkler system to be installed?

Answer

Yes, fire sprinklers would be required in any one or two family residence constructed under the Florida Building Code-Building. The 903.2.11.3 is an exception from the blanket statutory requirement in 553.895. The provisions of 903.2.11.3 does not create an exemption from 903.2.8.1.

Commentary:

If designed and permitted under the Florida Building Code - Residential volume, which limits the structure to three (3) stories, the exemption applies. When designed and built under the Florida Building Code - Building volume, R-3 structures require sprinklers. There is no reference to R-3 in the Residential volume, they are referred to as One and Two Family Dwellings.

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.