



Informal Interpretation Report Number 8531



Date June 08, 2021

Edition 2021

Section R102.2 Scope

Question:

Does the Florida Residential Code include, within its scope, the construction of more than two Dwellings (defined as either one- or two-family detached buildings) on the same lot?

Answer

Yes, to the question asked

Commentary:

See Florida Statute 553.73(13). "The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings, structures, or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code."

If allowed by local zoning ordinances, you may build multiple one and two family dwellings on one lot.

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.