

FILED

Department of Business and Professional Regulation
Deputy Agency Clerk

CLERK Brandon Nichols

Date 2/1/2019

File #

PETITION FOR DECLARATORY STATEMENT
Before the Florida Building Commission

Petitioner:

Derek Wiechmann, PG, CBO
Building Official
City of Ocala Growth Management, Building Division
201 SE 3RD Street, 2ND Floor
Ocala, FL 34471
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DS 2019-007

Statute(s), Agency Rule(s), Agency Order(s) and/or Code Section(s) on which the Declaratory Statement is sought:

2017 Florida Building Code, Residential, Section R202 Definitions.
2017 Florida Building Code, Residential, SECTION R302 FIRE-RESISTANT CONSTRUCTION, R302.2 Townhouses.
2017 Florida Building Code, Building, SECTION 903 AUTOMATIC SPRINKLER SYSTEMS, [F] 903.2.8 Group R.

Background:

A contractor in Ocala is currently in the process of submitting townhouse building plans to our office, clarification on sections of the code are requested which may reduce the cost of future developments, and to ensure that the townhouse buildings are in compliance with the current Florida Building Code, Residential. The plans are designed per the 2017 Florida Building Code, Residential, SECTION R302 FIRE-RESISTANT CONSTRUCTION, R302.2 Townhouses. The townhouse building will have 2 floors above the bottom floor garage level for a maximum of 3 stories above grade, 3 or more units attached, all units separated by 2-hour fire walls, and meets CHAPTER 2 DEFINITIONS, SECTION R202 DEFINITIONS, [RB] TOWNHOUSE. A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Questions:

Does the 2017 Florida Building Code, Building, SECTION 903 AUTOMATIC SPRINKLER SYSTEMS, [F] 903.2.8 Group R, apply to this townhouse building?

Are fire sprinklers required?

Summary:

Petitioner believes that fire sprinklers are not required for townhouses meeting the exact definition per 2017 Florida Building Code, Residential, CHAPTER 2 DEFINITIONS, SECTION R202 DEFINITIONS, [RB] TOWNHOUSE, and the residential code applies not the commercial building code. Petitioner does not request a hearing; a written clarification will be sufficient.

Respectfully submitted this 31 day of January, 2019.

By: Derek Wiechmann
Derek Wiechmann, Building Official