

Issue DS 2016-080: The Petitioner is requesting clarification with regard to whether an NFPA 13R system can be used in a transient lodging facility with interior corridors that meet all the applicable criteria of Chapter 5 of the 5th Edition (2014) Florida Building Code, Building.

Question:

Can an NFPA 13R system be used in a transient lodging facility with interior corridors that meets all applicable criteria of Chapter 5 of the F.B.C. 2014 addition allowing it to be protected under 903.3.1.2 NFPA 13R?

Background:

Situation:

According to the Petitioner, the hotel in question is a Type V-A, four story, R-1 occupancy, with interior corridors that access stairwells at both sides of the building that have doors to the exterior. The first floor is 15,352 s.f. but the building has open space exceeding 20' around the entire perimeter. It also has two-way drive isles around the entire building.

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TABLE 503

ALLOWABLE BUILDING HEIGHTS AND AREAS

Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane. Building area limitations shown in square feet, as determined by the definition of “Area, building,” per story

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable building height and story increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.

b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one. These increases are permitted in addition to the *building area* increase in accordance with Sections 506.2 and 506.3. **For Group R buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one, but shall not exceed 60 feet (18 288 mm) or four *stories*, respectively.**

Exception: The use of an *automatic sprinkler system* to increase *building heights* shall not be permitted for the following conditions:

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. Buildings where an *automatic sprinkler system is substituted for fire-resistance rated construction in accordance with Table 601, Note d.*

CHAPTER 9 FIRE PROTECTION SYSTEMS

[F] 903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.*

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 461 TRANSIENT PUBLIC LODGING ESTABLISHMENTS

461.1 Any transient public lodging establishment, as defined in Chapter 509, *Florida Statutes*, and used primarily for transient occupancy as defined in Section 83.43(10), *Florida Statutes*, or any timeshare unit of a timeshare plan as defined in Chapters 718 and 721, *Florida Statutes*, which is *of three stories or more* and for which the construction contract has been let after the effective date of this code, *with interior corridors which do not have direct access from the guest area to exterior means of egress and on buildings over 75 feet (22860 mm) in height that have direct access from the guest area to exterior means of egress and for which the construction contract has been let after the effective date of this code, shall be equipped with an automatic sprinkler system installed in compliance with the provisions prescribed in the NFPA 13, Standards for the Installation of Sprinkler Systems.* Each guestroom and each timeshare unit shall be equipped with an approved listed single-station smoke detector meeting the minimum requirements of NFPA 74, *Standards for the Installation, Maintenance and Use of Household Fire Warning Equipment*, powered from the building electrical service, notwithstanding the number of stories in the structure, if the contract for construction is let after the effective date of this code. Single-station smoke detectors shall not be required when guest-rooms or timeshare units contain smoke detectors connected to a central alarm system which also alarms locally.

CHAPTER 2 DEFINITIONS

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a *public way*. A means of egress consists of three separate and distinct parts: the *exit access*, the *exit* and the *exit discharge*.

EXIT. That portion of a *means of egress* system between the *exit access* and the *exit discharge* or *public way*. Exit components include exterior exit doors at the *level of exit discharge*, *interior exit stairways*, *interior exit ramps*, *exit passageways*, *exterior exit stairways* and *exterior exit ramps and horizontal exits*.

EXIT ACCESS. That portion of a *means of egress* system that leads from any occupied portion of a *building or structure* to an *exit*.

EXIT DISCHARGE. That portion of a *means of egress* system between the termination of an *exit* and a *public way*.

EXIT DISCHARGE, LEVEL OF. The *story* at the point at which an *exit* terminates and an *exit discharge* begins.

5th Edition (2014) Florida Fire Prevention Code

Chapter 28 New Hotels and Dormitories

Section 28.3.5.3 Where an automatic sprinkler is installed, either for total or partial building coverage, the system shall be in accordance with 9.7, as modified by 28.3.5.4. **In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, Standard for the Installation of Sprinkler System in Low-Rise Residential Occupancies, shall be permitted.**

Staff Analysis:

Question:

Can an NFPA 13R system be used in a transient lodging facility with interior corridors that meets all applicable criteria of Chapter 5 of the F.B.C. 2014 addition allowing it to be protected under 903.3.1.2 NFPA 13R?

Answer:

Option #1/Petitioner:

Petitioner respectfully believes the answer is "Yes". If the answer were "No" than why would the criteria and allowable exceptions as listed in Chapter V be outlined as they are. The use of Chapter 5 criteria saves a great expense on this particular type of commercial project and seems to meet the intent of the NFPA 13R and Florida Building Code for the building and occupancy type.

Option #2/Staff:

“Yes”, as per Section 903.3.1.2 of the 5th Edition (2014) Florida Building Code (FBC), Building, an automatic sprinkler system in accordance with NFPA 13R is permitted to be used in the transient lodging facility in question for the purpose of demonstrating compliance with Section 461.1 of the 5th Edition (2014) FBC, Building.