



Informal Interpretation Report Number 6111



Date: Mon Apr 27 2009

Report: 6111

Code: Residential **Code Year:** 2004

Section: 317

Question:

Is it the intent of Section R317 to require a rated separation wall between two units that share a common wall when installing a screen enclosure? There is currently a privacy wall separating the units.

Comment:

I have a house that shares a common wall with the neighbor and have a 6' high privacy wall in the rear that separates the back porches. Would like to install a pool with screen enclosure (no solid roof, aluminum frame and screen only), and a section of the screen enclosure will sit on top of the wall. Am I required to install a firewall in the section of screen that sits on top of 6' privacy wall? The top of the wall is 24" below the roof.

Answer:

No. For two-family units, the code states that dwelling units shall be separated. Additionally, the 2007 edition of the Florida Building Code - Residential has clarified this requirement for townhouses by applying it to "... attached enclosed accessory structures". A screen enclosure, for fire protection requirements is not an enclosed structure as evidenced by the provision allowing emergency escape and rescue openings to discharge in screen enclosures "open to the atmosphere".

Commentary:

This applies only if there is not a solid roof over the enclosure.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Community Affairs, 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.