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Florida Building Codes

USER: Joe Bigelow, Binding Interpretations Administrator

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Petition # 233

Do you have a Local Board of Appeals No
If Yes, have they rendered a decision on this issue No
County Flagler
Jurisdiction City of Palm Coast

Building Official Patrick Buckley
Address/Phone/Email 160 Lake Avenue
Palm Coast, FL 32164
(386) 986-3786
pbuckley@palmcoastgov.com

Petitioner Name Charles E. Marshall, PE
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(317) 800-0385
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Petitioner Representative's Name John O'Connor, CBO
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Clermont, FL 34712
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joconnor@americanbuildingsafetyassociates.com

Building Code Version 2020
Sub Code Residential
Chapter & Topic Chapter 2 - Definitions
Section R202

If permitted, date of permit application

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

The petitioner is a principle in the development of a residential community in Palm Coast consisting of single family, and townhouse dwelling units located on a single parcel. The concept for this project is a rental community that looks and feels like a traditional neighborhood with a variety of housing options. All the dwelling units are designed to comply with the FBC-Residential. The building official contends that the townhouse buildings do not meet the definition of a townhouse because there are no real property lines between the dwelling units in the buildings with two, three or four dwelling units. This position requires the three and four dwelling unit buildings to be built in compliance with the FBC-B, which includes fire sprinkler protection. For this project fire sprinklers add approximately one million dollars to the cost of construction.

Enter statement of the interpretation given to provisions of the Florida Building Code by the local building official and the manner in which the interpretation was rendered
(If information is entered, it must be exactly as it appears in the hardcopy)

SEE ATTACHED FILES

Date	Attached File
12/03/2021	Pet_ID_233_BGD_Interp_COPC_Development_Application_4779_Occupancy_Classification_for_Binding_Interpretation_Petition.pdf
12/03/2021	Pet_ID_233_BGD_Interp_STATEMENT OF INTERPRETATION - PETITION 233.pdf

Enter statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code and a statement supporting the petitioner's interpretation

SEE ATTACHED FILE

Date	Attached File
12/03/2021	Pet_ID_233_PET_Interp_PETITIONERS INTERPRETATION - PETITION 233.pdf

Enter local building official response by providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation

See attached letter from Patrick Buckley, Building Official, City of Palm Coast, confirming the accuracy of the petition, providing his interpretation of the code provision in question, and providing the basis for his interpretation.

Date	Attached File
12/10/2021	Pet_ID_233_Response_Pet_ID_233_BGD_Interp_COPC_Development_Application_4779_Occupancy_Classification_for_Binding_Interpretation_Petition.pdf

History

Date Paid	12/03/2021
Date Pending Building Official Response	12/09/2021 10:22 AM
Date Building Official Response	12/10/2021
Date Submitted to BOAF	12/10/2021
Date Accepted	

More Information Requested

Time Waiver Granted

☐

Date Extended To

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