



Florida Building Code Binding Interpretation

Report Number 267

Date: March 8, 2024

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Code Edition: Florida Building Code, Existing Building, 7th Edition (2020)

Sections: FBC, Existing Building Section 804.2.2 (Exception); FBC, Building Section 1001.2.2 Change of Occupancy classification or group; and FBC, Building Section 903.2.9.1

Text of code provisions:

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S- 1 and S-2. In buildings with occupancies in Groups A, B,

E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *Florida Building Code, Building* as applicable to new construction; and
2. The *work area* exceeds 50 percent of the floor area.

Exception: If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system.

1001.2.2 Change of occupancy classification or group. Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification and a change to another group within an occupancy classification.

SECTION 1004 FIRE PROTECTION

1004.1 General. Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *Florida Building Code, Building*.

Appeal question requesting a response:

Question:

Does the project in question qualify for the application of section 804.2.2 (Exception), Florida Building Code, Existing Building, 7th Edition (2020)?

Answer:

The answer to the Petitioner's question is no. Pursuant to section 1001.2.2, Florida Building Code, Existing Building, 7th Edition (2020) and section 903.2.9.1, Florida Building Code, building, 7th Edition (2020), an automatic sprinkler system must be provided throughout the repair garage facility.

The **Building Officials Association of Florida**, in cooperation with the Florida Building Commission, and the Florida Department of Business & Professional Regulation, provides this interpretation of the Florida Building Code in the interest of consistency and application of the Building Code statewide. This interpretation is binding and not subject to acceptance and approval by the local building official.