



Florida Building Code Binding Interpretation

Report Number 214

Date: June 2, 2021

Report: 217

Code Edition: 6th Edition (2017)

Florida Building Code, Residential Sections R101.2, R403.1.4, R403.1.6, & R404.1.9

Text of code provisions or applicable Statute:

R101.2 Scope. The provisions of the *Florida Building Code, Residential* shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, *equipment*, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and *townhouses* not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures* not more than three stories above *grade plane* in height.

R403.1.4 Minimum depth. Exterior footings shall be placed not less than 12 inches (305 mm) below the finished grade of ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1.

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section. Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates in accordance with AISI S230. Wood sill plates supporting cold formed steel framing shall be anchored to the foundation in accordance with this section. Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of *braced wall panels* at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation in accordance with the AWC WFCM. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318.

R404.1.9 Isolated masonry piers. Isolated masonry piers shall be constructed in accordance with this section and the general masonry construction requirements of Section R606. Hollow masonry piers shall have a minimum nominal thickness of 8 inches (203 mm), with a nominal height not exceeding four times the nominal thickness and a nominal length not exceeding three times the nominal thickness. Where hollow masonry units are solidly filled with concrete or grout, piers shall be permitted to have a nominal height not exceeding ten times the nominal thickness. Footings for isolated masonry piers shall be sized in accordance with Section R403.1.1.

Florida Statutes 553.775(3)(c)2: Requests to review a decision of a local building official interpreting provisions of the Florida Building Code or the Florida Accessibility Code for Building Construction may be initiated by any substantially affected person, including an owner or builder subject to a decision of a local building official or an association of owners or builders having members who are subject to a decision of a local building official.

Appeal question requesting a response:

Can a modular home foundation be constructed utilizing hollow dry stacked Isolated masonry piers utilizing ABS pads placed at grade/ground surface, Instead of the criteria for footings to be sized in accordance

chapter 4, without the requirements that footings be placed at the minimum depth of 12 inches below grade/ground surface, wood cap block placed on top of isolated masonry piers instead of the required 4 inches of masonry or concrete, or a masonry cap block, and building anchored directly to the soil instead of the requirement for building to be anchored directly to the foundation or footings?

Answer:

The petitioner failed to provide sufficient information to show qualification as a “substantially affected person”. Therefore, the petition was dismissed due to not having standing as a substantially affected person under the Statutory criteria for hearing appeals and issuing a binding interpretation of the Florida Building Code.

NOTICE:

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.