

ISSUE: DS 2023-025: The petitioner, Kevin Martin of Rizzo Self Storage of Alachua, LLC is seeking a declaratory statement on whether an employee or public facilities are required for a self-storage facility with no attending employees and with access restricted only to those renting storage units.

Petitioner seeks clarification of the following question:

Are employee or public toilet facilities required for a self-storage facility with no attending employees and access restricted only to those renting storage units?

Background:

The petitioner is proposing to build a gated and fenced storage facility comprised of 12 single-story buildings with associated drive aisles for vehicular access and exterior access to all storage units. The proposed buildings contain a cumulative total of ±56,000 SF of building area, resulting in 518 units of varying sizes, including a mixture of 5'x5' units, 5'x10' units, 10'x10' units, 10'x15' units, and 10'x20' units. Access to the property is limited to patrons who are given a code to bypass the gate and access their storage units. The building site is not attended by any employees.

7th Edition (2020) Florida Building Code, Building

CHAPTER 29 PLUMBING SYSTEMS

SECTION 2902 MINIMUM PLUMBING FACILITIES

[P]2902.1 Minimum number of fixtures.

Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.

[P] TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE FLORIDA BUILDING CODE, PLUMBING)	LAVATORIES	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410 OF THE FLORIDA BUILDING CODE, PLUMBING)	OTHER
8	Structures for the storage		Male Female 1 per 100	Male Female 1 per 100	--	1 per 1,000	

	of goods, warehouses, storehouses and freight depots, low and moderate hazard						1 service sink
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- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required.
- f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with Section 403.6 of the *Florida Building Code, Plumbing*.

2902.3 Employee and public toilet facilities.

For structures and **tenant spaces** intended for public utilization, **customers**, patrons and visitors shall be provided with **public toilet facilities**. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance **with Section 2902 for all users**. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception: Public toilet facilities shall not be required for:

1. Parking garages where operated without parking attendants.
2. **Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28 m2).**

Staff Analysis:

Question:

Are employee or public toilet facilities required for a self-storage facility with no attending employees and access restricted only to those renting storage units?

Answer:

Option #1/Petitioner:

Petitioner respectfully believes that the answer to the question outlined above is "No."

The proposed self-storage facility is to be operated without an onsite employee or attendant. The facility is intended for quick transactions by renters who drop off or pick up their stored items. The site is gated and accessible only to renters *via* a phone and web application. The petitioner believes that it is reasonable to interpret the exceptions as applicable to the proposed site. If the Florida Building Code would agree, the petitioner believes omitting the toilet facility does not compromise public safety, health, or welfare and would provide the petitioner with a more reasonable cost to construct the storage facility.

Option #2/Staff:

The answer to the Petitioner's question is yes. The intended operation of the proposed self-storage facility does not meet the provisions of section 2902.3 "Exception 2" which is limited in scope to structures and tenant spaces intended for quick transactions and having access area less than or equal to 300 square feet.