

# WCI COMMUNITIES, INC.

August 12, 2004

Mr. Mo Madani  
 Planning Manager  
 Department of Community Affairs  
 2555 Shumard Oak Boulevard  
 Sadowski Building  
 Tallahassee, FL 32399

DCA05-DEC-162  
 FILING AND ACKNOWLEDGEMENT  
 FILED, on this date, with the designated  
 Clerk, receipt of which is hereby  
 acknowledged.

Paula P. Ford  
 Commission Clerk  
 Date

**Subject:** Request for the Declaratory Statement

*Clarification of the code Sections 506.1, 506.3, and 506.4 in reference to the area increase credit for the sprinkler system installed according to NFPA 13R*

Dear Mr. Madani:

Could you please clarify the area modification requirements for the Section 506?

We are planning to build 3-story multi-family product with the following specifications:  
 Occupancy R-2,  
 Type of construction V-B equipped with NFPA 13R sprinkler system.  
 Gross building area 15,564 sq. ft., 37' mean roof height, 7,620 sq. ft. area per floor.

When I was reviewing the code requirements for this product, I tried to use the area modification (Section 506.)

**506.3 Automatic sprinkler system increase.**

*Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent for multistory buildings.*

The section 903.3.1.1 refers to NFPA 13 sprinkler system. However, we want to use the sprinkler system installed according to NFPA 13R allowed as per Section 903.3.1.2. As the result, I cannot increase the area based on the credit for using 13R sprinkler system. However, there is another exception.

**506.4 Area Determination.**

**Exceptions:**

*2. The maximum area of a building equipped throughout with automatic sprinkler system in accordance with Section 903.3. 2 shall be determined by multiplying the allowable area per floor, as determined in Section 506.1, by the number of stories.*

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This exception, which specifically calls for 13R, refers me back to the section 506.1 allowing me to increase the areas due to the automatic sprinkler system protection and frontage. However, the explanation for calculating the area increase, under the same code section 506.1, refers me back to the Section 506.3.

Could you please clarify if the intent of the code is to give us an area increase credit for the sprinkler system installed according to NFPA 13R or just for the full NFPA 13 system?

Also according to the Section 504.2 there is a 20 feet or 1-story credit for using NFPA 13R system.

Thank you very much for your attention to this matter.

Sincerely,



Irina Tokar

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# WCI COMMUNITIES, INC.

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## FAX TRANSMITTAL

**To:** Monica  
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**Date:** August 12, 2005  
**From:** Irina Tokar  
**Pages:** 3 (including cover)  
**Subject:** Request for the Declaratory Statement