

**Joint Florida Building Commission Building - Fire Technical Advisory Committee and  
State Fire Marshal Fire Advisory Council  
Rosen Plaza Hotel  
Orlando, Florida  
March 25, 2002.**

**Chairman:** Nick D' Andrea

**Committee members present:** Carl Coughlin, Joe Belcher, Hamid Bahadori, John Calpini, Dale Greiner, Jim Schock, William Fowler, Jack Glenn, Kenneth Ogletree, Charles Reiken, Jack Villagomez, Joe Early, Larry Schneider.

**The TAC met discussed the following items:**

- (1) Dec. Statement #. DCA02-DEC-074 - Definition of stand alone parking garage. The Petitioner is seeking interpretation of the phrase or term "A stand- alone Parking Garage" and whether such garage need to be fully sprinklered as required by Section 553.895, FS. The facility of concern consists of six levels open parking structure with one ground level plus five supported levels. The structure is designed as a "free standing" "open-air parking structure" and is more than twenty feet away from any structure on any of the four sides. Parking is providing for 695 vehicles, with over 213,000 sq.ft. of floor area. The ground level include approximately 21,000 sq.ft. of rental retail space. The retail space is separated from the upper parking areas with four-hour fire rated wall and floor separation.

Action: It is the Committee recommendation that the proposed project is a mixed occupancy and thus does not comply with the criteria for "stand-alone parking garage".

- (2) The TAC discussed whether the unenclosed areas below the flood elevation are considered a story as per the Florida Building Code. The proposed project consists of four units townhouses. The Committee advised the staff that the proposed project is a three story building and would be required to be sprinklered in accordance with section 503.2.2 and Table 500 of the FBC.
- (3) The TAC discussed the development of a workplan necessary to establish a sub-code for rehabilitating historic buildings. The TAC expressed that they would like to review the NFPA Guide on Historic Buildings, Chapter 34 of the IBC, and make determination with regard to the base document for the historic building code at the May Commission meeting.