



Florida Building Codes

USER: Ann Russo, Binding Interpretations Administrator

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OFFICE OF THE SECRETARY

Petition #	269
Do you have a Local Board of Appeals	No
If Yes, have they rendered a decision on this issue	No
County	Osceola
Jurisdiction	City of Kissimmee
<hr/>	
Building Official	Juan F. Hernandez JR
Address/Phone/Email	101 Church Street Kissimmee, FL 34741 (407) 518-2233 Juan.Hernandez1@Kissimmee.gov
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Petitioner Name	Thomas Chalifoux
Address/Phone/Email	1254 S JOHN YOUNG PARKWAY Kissimmee, FL 34741 (407) 846-0977 Thomas@Chalifoux.biz
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Petitioner Representative's Name	
Address/Phone/Email	
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Building Code Version	2017
Sub Code	Building
Chapter & Topic	Chapter 10 - Means of Egress
Section	1008.3.2
If permitted, date of permit application	

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

Please find attachments, Cover sheet, Life Safety plan and Site plan for our project.

There are two buildings, both buildings are same layout and are single story buildings. Each building is fire sprinkled and has emergency and exit lights per plans. The approved plans were approved by the city. Upon final inspection the inspector stated we need emergency exterior lights above each exit door.

We feel after reading the Florida Building Code does not required exterior emergency lights over each exit. The city of Kissimmee states we need exterior lights above each doors that are on 90 minute emergency battery power.

Our occupancy is B, and the occupant loads are under 30 for each unit per table 1006.2.1. Therefore, are only required to have one means of egress. We happened to provide two for each unit. One for Office and one for warehouse.

We would also point out that there are no stairways on this project and the occupant loads are under 50 regarding, 1008.3.2 #5 reference to 1010.1.6)

We request clarification on providing exterior emergency lights.

Date	Attached File
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12/12/2023	Pet ID 269 Interest Commerce Cover Sheet.PDF
12/12/2023	Pet ID 269 Interest Commerce Life Safety Plan.PDF
12/12/2023	Pet ID 269 Interest Commerce Site Plan.pdf

Enter statement of the interpretation given to provisions of the Florida Building Code by the local building official and the manner in which the interpretation was rendered
(If information is entered, it must be exactly as it appears in the hardcopy)

Please find attached

Date	Attached File
12/06/2023	Pet ID 269 BGD Interp 1008.3.2.pdf

Enter statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code and a statement supporting the petitioner's interpretation

We do not believe that the building code requires us to provide exterior emergency lights. Above each exit is a lighted exit sign and emergency battery backup light. Each unit is only required to have one means of egress and therefore would not need an emergency electrical system on the exterior of the exit.

Enter local building official response by providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation

7th Edition FBC section 1008.3.2 Buildings: states - In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following area.
(5) exterior landings as required by section 1010.1.6 for all exit doorways that lead directly to the exit discharge.
7th edition FBC section 1008.3.4 Duration: The emergency power system shall provide for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on- site generator.
Note: The warehouse building, currently consists of 8 warehouse suites and provides a total of 16 exits in this structure.

History

Date Paid	12/06/2023
Date Pending Building Official Response	12/06/2023 02:10 PM
Date Building Official Response	12/07/2023
Date Submitted to BOAF	12/07/2023
Date Accepted	

More Information Requested

Date Requested

Please provide additional information which provides for clear description of the project in question including the layout of the building(s) and number means of egress/exits provided for the building(s). Clarify the specific question(s) being asked for interpretation.

12/11/2023

More Information Requested

Time Waiver Granted

Date Extended To

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