

LEGAL REPORT

Florida Building Commission

August 15, 2023

Webinar/Conference Call

Fire Technical Advisory Committee

[DS 2023-033](#) by Ron Annechiarico of Accent Closets

Questions: Petitioner presents the following questions:

- 1) Is a prefabricated steel storage rack that is not part of the building structure regulated by Chapter 22 of the Florida Building Code, Building?
- 2) FBC 1001.2.2 states that: Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a change of occupancy classification and a change to another group within an occupancy classification. FBC 1001.3 states that: A certificate of occupancy shall be issued where a change of occupancy occurs that results in a different occupancy classification as determined by the Florida Building Code, Building. To determine whether there is a change of the occupancy group as shown in the building's original certificate of occupancy ("CO"), which version of the FBC, Building applies, the version in effect on the date of the change in use or the version in effect when the CO was issued?
- 3) FBC Section 903.2.4.1 states that: "An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials. Is an automatic sprinkler system required where the woodworking area noted above comprises 2,500 square feet or less of the overall F-1 fire area?
- 4) Is shop equipment like saws, drill presses, air compressors or similar equipment installed within a building regulated under the Florida Building Code, Building or Florida Building Code, Mechanical?
- 5) Is the replacement or repair of shop equipment regulated under the Florida Building Code?

Answer: Because Petitioner asks the Commission to review interpretations of the Florida Building Code by a local enforcement authority, and because this Petition is not prospective in nature and involves conduct which has already occurred, the Commission declines to answer.

Plumbing Technical Advisory Committee

[DS 2023-025](#) by Kevin F. Martin of Pizzo Self Storage of Alachua, LLC.

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: 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.