

## CHAPTER 5

# GENERAL BUILDING HEIGHTS AND AREAS

### SECTION 501 GENERAL

**501.1 Scope.** The provisions of this chapter control the height and area of structures hereafter erected and *additions* to existing structures.

**[F] 501.2 Address identification.** New and existing buildings shall be provided with *approved* address numbers or letters. Each character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the *public way*, a monument, pole or other *approved* sign or means shall be used to identify the structure. Address numbers shall be maintained.

### SECTION 502 DEFINITIONS

**502.1 Definitions.** The following terms are defined in Chapter 2:

**AREA, BUILDING.**

**BASEMENT.**

**EQUIPMENT PLATFORM.**

**GRADE PLANE.**

**HEIGHT, BUILDING.**

**MEZZANINE.**

### SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

**503.1 General.** The *building height and area* shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

**503.1.1 Special industrial occupancies.** Buildings and structures designed to house special industrial processes that require large areas and unusual *building heights* to accommodate cranes or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the *building height and area* limitations of Table 503.

**503.1.2 Buildings on same lot.** Two or more buildings on the same *lot* shall be regulated as separate buildings or shall be considered as portions of one building if the *building height* of each building and the aggregate *building area* of the buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

**503.1.3 Type I construction.** Buildings of Type I construction permitted to be of unlimited tabular *building heights and areas* are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited *building height* in Sections 503.1.1 and 504.3 or increased *building heights and areas* for other types of construction.

### SECTION 504 BUILDING HEIGHT

**504.1 General.** The *building height* permitted by Table 503 shall be increased in accordance with Sections 504.2 and 504.3.

**Exception:** The *building height* of one-story aircraft hangars, aircraft paint hangars and buildings used for the manufacturing of aircraft shall not be limited if the building is provided with an *automatic sprinkler system* or *automatic fire-extinguishing system* in accordance with Chapter 9 and is entirely surrounded by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**504.2 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 value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one. These increases are permitted in addition to the *building area* increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one, but shall not exceed 60 feet (18 288 mm) or four *stories*, respectively.

**Exception:** The use of an *automatic sprinkler system* to increase *building heights* shall not be permitted for the following conditions:

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.

**GENERAL BUILDING HEIGHTS AND AREAS**

3. Buildings where an *automatic sprinkler system* is substituted for fire-resistance rated construction in accordance with Table 601, Note d.

**504.3 Roof structures.** Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1509.2.5.

Such structures shall not be used for habitation or storage. The structures shall be unlimited in height if of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable *building height* if of combustible materials (see Chapter 15 for additional requirements).

**TABLE 503  
ALLOWABLE BUILDING HEIGHTS AND AREAS<sup>a, b</sup>**  
Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane.  
Building area limitations shown in square feet, as determined by the definition of "Area, building," per story

GROUP	HEIGHT (feet)	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
		UL	160	65	55	65	55	65	50	40
		STORIES(S) AREA (A)								
A-1	S A	UL UL	5 UL	3 15,500	2 8,500	3 14,000	2 8,500	3 15,000	2 11,500	1 5,500
A-2	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-3	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-4	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-5	S A	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL
B	S A	UL UL	11 UL	5 37,500	3 23,000	5 28,500	3 19,000	5 36,000	3 18,000	2 9,000
E	S A	UL UL	5 UL	3 26,500	2 14,500	3 23,500	2 14,500	3 25,500	1 18,500	1 9,500
F-1	S A	UL UL	11 UL	4 25,000	2 15,500	3 19,000	2 12,000	4 33,500	2 14,000	1 8,500
F-2	S A	UL UL	11 UL	5 37,500	3 23,000	4 28,500	3 18,000	5 50,500	3 21,000	2 13,000
H-1	S A	1 21,000	1 16,500	1 11,000	1 7,000	1 9,500	1 7,000	1 10,500	1 7,500	NP NP
H-2	S A	UL 21,000	3 16,500	2 11,000	1 7,000	2 9,500	1 7,000	2 10,500	1 7,500	1 3,000
H-3	S A	UL UL	6 60,000	4 26,500	2 14,000	4 17,500	2 13,000	4 25,500	2 10,000	1 5,000
H-4	S A	UL UL	7 UL	5 37,500	3 17,500	5 28,500	3 17,500	5 36,000	3 18,000	2 6,500
H-5	S A	4 UL	4 UL	3 37,500	3 23,000	3 28,500	3 19,000	3 36,000	3 18,000	2 9,000
I-1	S A	UL UL	9 55,000	4 19,000	3 10,000	4 16,500	3 10,000	4 18,000	3 10,500	2 4,500
I-2	S A	UL UL	4 UL	2 15,000	1 11,000	1 12,000	NP NP	1 12,000	1 9,500	NP NP
I-3	S A	UL UL	4 UL	2 15,000	1 10,000	2 10,500	1 7,500	2 12,000	2 7,500	1 5,000
I-4	S A	UL UL	5 60,500	3 26,500	2 13,000	3 23,500	2 13,000	3 25,500	1 18,500	1 9,000

*(continued)*

TABLE 503—continued  
ALLOWABLE BUILDING HEIGHTS AND AREAS<sup>a, b</sup>

GROUP	HEIGHT (feet)	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
		UL	160	65	55	65	55	65	50	40
		STORIES(S) AREA (A)								
M	S	UL	11	4	2	4	2	4	3	1
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000
R-1	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-3	S	UL	11	4	4	4	4	4	3	3
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
R-4	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
S-1	S	UL	11	4	2	3	2	4	3	1
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
S-2	S	UL	11	5	3	4	3	5	4	2
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500
U	S	UL	5	4	2	3	2	4	2	1
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

A = building area per story, S = stories above grade plane, UL = Unlimited, NP = Not permitted.

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable building height and story increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.

b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

## SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

**505.1 General.** *Mezzanines* shall comply with Section 505.2. *Equipment platforms* shall comply with Section 505.3.

**505.2 Mezzanines.** A *mezzanine* or *mezzanines* in compliance with Section 505.2 shall be considered a portion of the *story* below. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area*. The clear height above and below the *mezzanine* floor construction shall be not less than 7 feet (2134 mm).

**505.2.1 Area limitation.** The aggregate area of a *mezzanine* or *mezzanines* within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

Where a room contains both a *mezzanine* and an *equipment platform*, the aggregate area of the two raised floor

levels shall be not greater than two-thirds of the floor area of that room or space in which they are located.

### Exceptions:

1. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for special industrial occupancies in accordance with Section 503.1.1 shall be not greater than two-thirds of the floor area of the room.
2. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 and an *approved emergency voice/alarm communication system* in accordance with Section 907.5.2.2.
3. In sprinklered Group S2 occupancies of Type III construction, the enclosed and unenclosed areas under mezzanines shall be allowed to be included when calculating the permissible size of mezzanines.

**505.2.2 Means of egress.** The *means of egress* for *mezzanines* shall comply with the applicable provisions of Chapter 10.

**505.2.3 Openness.** A *mezzanine* shall be open and unobstructed to the room in which such *mezzanine* is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

**Exceptions:**

1. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the *occupant load* of the aggregate area of the enclosed space is not greater than 10.
2. A *mezzanine* having two or more *means of egress* is not required to be open to the room in which the *mezzanine* is located if at least one of the *means of egress* provides direct access to an *exit* from the *mezzanine* level.
3. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the *mezzanine* area.
4. In industrial facilities, *mezzanines* used for control equipment are permitted to be glazed on all sides.
5. In occupancies other than Groups H and I, that are no more than two *stories* above *grade plane* and equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, a *mezzanine* having two or more *means of egress* shall not be required to be open to the room in which the *mezzanine* is located.

**505.3 Equipment platforms.** *Equipment platforms* in buildings shall not be considered as a portion of the floor below. Such *equipment platforms* shall not contribute to either the *building area* or the number of *stories* as regulated by Section 503.1. The area of the *equipment platform* shall not be included in determining the *fire area* in accordance with Section 903. *Equipment platforms* shall not be a part of any *mezzanine* and such platforms and the walkways, *stairs*, *alternating tread devices* and ladders providing access to an *equipment platform* shall not serve as a part of the *means of egress* from the building.

**505.3.1 Area limitation.** The aggregate area of all *equipment platforms* within a room shall be not greater than two-thirds of the area of the room in which they are located. Where an *equipment platform* is located in the same room as a *mezzanine*, the area of the *mezzanine* shall be determined by Section 505.2.1 and the combined aggregate area of the *equipment platforms* and *mezzanines* shall be not greater than two-thirds of the room in which they are located.

**505.3.2 Automatic sprinkler system.** Where located in a building that is required to be protected by an *automatic sprinkler system*, *equipment platforms* shall be fully pro-

ected by sprinklers above and below the platform, where required by the standards referenced in Section 903.3.

**505.3.3 Guards.** *Equipment platforms* shall have *guards* where required by Section 1013.2.

**SECTION 506  
BUILDING AREA MODIFICATIONS**

**506.1 General.** The *building areas* limited by Table 503 shall be permitted to be increased due to frontage ( $I_f$ ) and *automatic sprinkler system* protection ( $I_s$ ) in accordance with Equation 5-1:

$$A_a = \{A_t + [A_t \times I_f] + [A_t \times I_s]\} \quad \text{(Equation 5-1)}$$

where:

$A_a$  = Allowable *building area* per *story* (square feet).

$A_t$  = Tabular *building area* per *story* in accordance with Table 503 (square feet).

$I_f$  = Area increase factor due to frontage as calculated in accordance with Section 506.2.

$I_s$  = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3.

**506.2 Frontage increase.** Every building shall adjoin or have access to a *public way* to receive a *building area* increase for frontage. Where a building has more than 25 percent of its perimeter on a *public way* or open space having a width of not less than 20 feet (6096 mm), the frontage increase shall be determined in accordance with Equation 5-2:

$$I_f = [F/P - 0.25]W/30 \quad \text{(Equation 5-2)}$$

where:

$I_f$  = Area increase due to frontage.

$F$  = Building perimeter that fronts on a *public way* or open space having 20 feet (6096 mm) open minimum width (feet).

$P$  = Perimeter of entire building (feet).

$W$  = Width of *public way* or open space (feet) in accordance with Section 506.2.1.

**506.2.1 Width limits.** To apply this section the value of  $W$  shall be not less than 20 feet (6096 mm). Where the value of  $W$  varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average calculated in accordance with Equation 5-3 for portions of the exterior perimeter walls where the value of  $W$  is greater than or equal to 20 feet (6096 mm). Where the value of  $W$  is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space.  $W$  shall be measured perpendicular from the face of the building to the closest interior *lot line*. Where the building fronts on a *public way*, the entire width of the *public way* shall be used. Where two or more buildings are on the same *lot*,  $W$  shall be measured from the exterior face of each building to the opposing exterior face of each adjacent building, as applicable.

Weighted average  $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$ .  
(Equation 5-3)

where:

$L_n$  = Length of a portion of the exterior perimeter wall.

$w_n$  = Width of open space associated with that portion of the exterior perimeter wall.

$F$  = Building perimeter that fronts on a *public way* or open space having a width of 20 feet (6096 mm) or more.

**Exception:** Where the building meets the requirements of Section 507, as applicable, except for compliance with the 60-foot (18 288 mm) *public way* or *yard* requirement, and the value of  $W$  is greater than 30 feet (9144 mm), the value of  $W$  divided by 30 shall be limited to a maximum of 2.

**506.2.2 Open space limits.** Such open space shall be either on the same *lot* or dedicated for public use and shall be accessed from a street or *approved fire lane*.

**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 *building area* limitation in Table 503 is permitted to be increased by an additional 200 percent ( $I_s = 2$ ) for buildings with more than one *story above grade plane* and an additional 300 percent ( $I_s = 3$ ) for buildings with no more than one *story above grade plane*. These increases are permitted in addition to the height and *story* increases in accordance with Section 504.2.

**Exception:** The use of an *automatic sprinkler system* to increase the building area limitation shall not be permitted for the following conditions:

1. Buildings classified as a Group H-1 occupancy.
2. Buildings, or portions of buildings, classified as either a Group H-2 or H-3 occupancy. For buildings containing such occupancies, the allowable area shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3.
3. Buildings where an *automatic sprinkler system* is substituted for fire-resistance rated construction in accordance with Table 601, Note d.

**506.4 Single occupancy buildings with more than one story.** The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined in accordance with this section. The actual aggregate *building area* at all *stories* in the building shall not exceed the total allowable *building area*.

**Exception:** A single *basement* need not be included in the total allowable *building area*, provided such *basement* does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.4.1 Area determination.** The total allowable *building area* of a single occupancy building with more than one *story above grade plane* shall be determined by multiply-

ing the allowable *building area per story* ( $A_a$ ), as determined in Section 506.1, by the number of *stories above grade plane* as listed below:

1. For buildings with two *stories above grade plane*, multiply by 2;
2. For buildings with three or more *stories above grade plane*, multiply by 3; and
3. No *story* shall exceed the allowable *building area per story* ( $A_a$ ), as determined in Section 506.1, for the occupancies on that *story*.

**Exceptions:**

1. Unlimited area buildings in accordance with Section 507.
2. The maximum area of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per *story* ( $A_a$ ), as determined in Section 506.1, by the number of *stories above grade plane*.

**506.5 Mixed occupancy area determination.** The total allowable *building area* for buildings containing mixed occupancies shall be determined in accordance with the applicable provisions of this section. A single *basement* need not be included in the total allowable *building area*, provided such *basement* does not exceed the area permitted for a building with no more than one *story above grade plane*.

**506.5.1 No more than one story above grade plane.** For buildings with no more than one *story above grade plane* and containing mixed occupancies, the total *building area* shall be determined in accordance with the applicable provisions of Section 508.1.

**506.5.2 More than one story above grade plane.** For buildings with more than one *story above grade plane* and containing mixed occupancies, each *story* shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three *stories above grade plane*, the total *building area* shall be such that the aggregate sum of the ratios of the actual area of each *story* divided by the allowable area of such *stories* based on the applicable provisions of Section 508.1 shall not exceed 3.

## SECTION 507 UNLIMITED AREA BUILDINGS

**507.1 General.** The area of buildings of the occupancies and configurations specified in Sections 507.1 through 507.12 shall not be limited.

**Exception:** Other occupancies shall be permitted in unlimited area buildings in accordance with the provisions of Section 508.2.

Where Sections 507.2 through 507.12 require buildings to be surrounded and adjoined by *public ways* and *yards*, those open spaces shall be determined as follows:

1. *Yards* shall be measured from the building perimeter in all directions to the closest interior *lot lines* or to the

exterior face of an opposing building located on the same lot, as applicable.

- 2 Where the building fronts on a *public way*, the entire width of the *public way* shall be used.

**507.2 Nonsprinklered, one story.** The area of a Group F-2 or S-2 building no more than one *story* in height shall not be limited where the building is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.3 Sprinklered, one story.** The area of a Group B, F, M or S building no more than one *story above grade plane* of any construction type, or the area of a Group A-4 building no more than one story above grade plane of other than Type V construction, shall not be limited where the building is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**Exceptions:**

1. Buildings and structures of Types I and II construction for rack storage facilities that do not have access by the public shall not be limited in height, provided that such buildings conform to the requirements of Sections 507.3 and 903.3.1.1 and the *Florida Fire Prevention Code*.
2. The *automatic sprinkler system* shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provided that:
  - 2.1. *Exit* doors directly to the outside are provided for occupants of the participant sports areas; and
  - 2.2. The building is equipped with a *fire alarm system* with *manual fire alarm boxes* installed in accordance with Section 907.

**507.3.1 Mixed occupancy buildings with Groups A-1 and A-2.** Group A-1 and A-2 occupancies of other than Type V construction shall be permitted within mixed occupancy buildings of unlimited area complying with Section 507.3, provided:

1. Group A-1 and A-2 occupancies are separated from other occupancies as required for separated occupancies in Section 508.4.4 with no reduction allowed in the *fire-resistance rating* of the separation based upon the installation of an *automatic sprinkler system*;
2. Each area of the portions of the building used for Group A-1 or A-2 occupancies shall not exceed the maximum allowable area permitted for such occupancies in Section 503.1; and
3. *Exit* doors from Group A-1 and A-2 occupancies shall discharge directly to the exterior of the building.

**507.4 Two story.** The area of a Group B, F, M or S building no more than two *stories above grade plane* shall not be limited where the building is equipped throughout with an *auto-*

*matic sprinkler system* in accordance with Section 903.3.1.1, and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.5 Reduced open space.** The *public ways* or *yards* of 60 feet (18 288 mm) in width required in Sections 507.2, 507.3, 507.4, 507.6 and 507.11 shall be permitted to be reduced to not less than 40 feet (12 192 mm) in width provided all of the following requirements are met:

1. The reduced width shall not be allowed for more than 75 percent of the perimeter of the building.
2. The *exterior walls* facing the reduced width shall have a *fire-resistance rating* of not less than 3 hours.
3. Openings in the *exterior walls* facing the reduced width shall have opening protectives with a *fire protection rating* of not less than 3 hours.

**507.6 Group A-3 buildings of Type II construction.** The area of a Group A-3 building no more than one *story above grade plane*, used as a *place of religious worship*, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor *swimming pool* or tennis court of Type II construction, shall not be limited provided all of the following criteria are met:

1. The building shall not have a *stage* other than a *platform*.
2. The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. The building shall be surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.7 Group A-3 buildings of Types III and IV construction.** The area of a Group A-3 building of Type III or IV construction, with no more than one *story above grade plane*, and used as a *place of religious worship*, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor *swimming pool* or tennis court, shall not be limited provided all of the following criteria are met:

1. The building shall not have a *stage* other than a *platform*.
2. The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. The assembly floor shall be located at or within 21 inches (533 mm) of street or grade level and all *exits* are provided with ramps complying with Section 1010.1 to the street or grade level.
4. The building shall be surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.8 Group H occupancies.** Group H-2, H-3 and H-4 occupancies shall be permitted in unlimited area buildings containing Group F and S occupancies in accordance with Sections 507.3 and 507.4 and the provisions of Sections 507.8.1 through 507.8.4.

**507.8.1 Allowable area.** The aggregate floor area of Group H occupancies located in an unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2 based upon the perimeter of each Group H floor area that fronts on a *public way* or open space.

**507.8.1.1 Located within the building.** The aggregate floor area of Group H occupancies not located at the perimeter of the building shall not exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503.

**507.8.1.1.1 Liquid use, dispensing and mixing rooms.** Liquid use, dispensing and mixing rooms having a floor area of not more than 500 square feet (46.5 m<sup>2</sup>) need not be located on the outer perimeter of the building where they are in accordance with the *Florida Fire Prevention Code* and NFPA 30.

**507.8.1.1.2 Liquid storage rooms.** Liquid storage rooms having a floor area of not more than 1,000 square feet (93 m<sup>2</sup>) need not be located on the outer perimeter where they are in accordance with the *Florida Fire Prevention Code* and NFPA 30.

**507.8.1.1.3 Spray paint booths.** Spray paint booths that comply with the *Florida Fire Prevention Code* need not be located on the outer perimeter.

**507.8.2 Located on building perimeter.** Except as provided for in Section 507.8.1.1, Group H occupancies shall be located on the perimeter of the building. In Group H-2 and H-3 occupancies, not less than 25 percent of the perimeter of such occupancies shall be an *exterior wall*.

**507.8.3 Occupancy separations.** Group H occupancies shall be separated from the remainder of the unlimited area building and from each other in accordance with Table 508.4.

**507.8.4 Height limitations.** For two-story unlimited area buildings, Group H occupancies shall not be located more than one *story above grade plane* unless permitted based on the allowable height in *stories* and feet as set forth in Table 503 for the type of construction of the unlimited area building.

**507.9 Aircraft paint hangar.** The area of a Group H-2 aircraft paint hangar no more than one *story above grade plane* shall not be limited where such aircraft paint hangar complies with the provisions of Section 412.6 and is surrounded and adjoined by *public ways* or *yards* not less in width than one and one-half times the *building height*.

**507.10 Group E buildings.** The area of a Group E building no more than one *story above grade plane*, of Type II, IIIA or IV construction, shall not be limited provided all of the following criteria are met:

1. Each classroom shall have not less than two *means of egress*, with one of the *means of egress* being a *direct exit* to the outside of the building complying with Sec-

tion 1020 or the building is provided with smoke barriers having a minimum 1-hour fire-resistance rating dividing the building into areas not to exceed 30,000 square feet (2787 m<sup>2</sup>) in floor area.

2. The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
3. The building is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.11 Motion picture theaters.** In buildings of Type II construction, the area of a motion picture theater located on the first *story above grade plane* shall not be limited provided the building is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288 mm) in width.

**507.12 Covered and open mall buildings and anchor buildings.** The area of *covered and open mall buildings* and *anchor buildings* not exceeding three *stories* in height that comply with Section 402 shall not be limited.

## SECTION 508 MIXED USE AND OCCUPANCY

**508.1 General.** Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

### Exceptions:

1. Occupancies separated in accordance with Section 510.
2. Where required by Table 415.5.2, areas of Group H-1, H-2 and H-3 occupancies shall be located in a *detached building* or structure.
3. Uses within *live/work units*, complying with Section 419, are not considered separate occupancies.

**508.2 Accessory occupancies.** Accessory occupancies are those occupancies that are ancillary to the main occupancy of the building or portion thereof. Accessory occupancies shall comply with the provisions of Sections 508.2.1 through 508.2.4.

**508.2.1 Area limitations.** Aggregate accessory occupancies shall not occupy more than 10 percent of the *building area* of the *story* in which they are located and shall not exceed the tabular values in Table 503, without *building area* increases in accordance with Section 506 for such accessory occupancies.

**508.2.2 Occupancy classification.** Accessory occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space.

**508.2.3 Allowable building area and height.** The allowable *building area and height* of the building shall be based on the allowable *building area and height* for the main occupancy in accordance with Section 503.1. The height of each accessory occupancy shall not exceed the tabular values in Table 503, without increases in accordance with Section 504 for such accessory occupancies. The *building area* of the accessory occupancies shall be in accordance with Section 508.2.1.

**508.2.4 Separation of occupancies.** No separation is required between accessory occupancies and the main occupancy.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Group I-1, R-1, R-2 and R-3 *dwelling units* and *sleeping units* shall be separated from other *dwelling* or *sleeping units* and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.

**508.3 Nonseparated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

**508.3.1 Occupancy Classification.** Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 which apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area. Where nonseparated occupancies occur in a *high-rise building*, the most restrictive requirements of Section 403 which apply to the nonseparated occupancies shall apply throughout the *high-rise building*.

**508.3.2 Allowable building area and height.** The allowable *building area and height* of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.

**508.3.3 Separation.** No separation is required between nonseparated occupancies.

**Exceptions:**

1. Group H-2, H-3, H-4 and H-5 occupancies shall be separated from all other occupancies in accordance with Section 508.4.
2. Group I-1, R-1, R-2 and R-3 *dwelling units* and *sleeping units* shall be separated from other *dwelling* or *sleeping units* and from other occupancies contiguous to them in accordance with the requirements of Section 420.

**508.4 Separated occupancies.** Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

**508.4.1 Occupancy classification.** Separated occupancies shall be individually classified in accordance with Section 302.1. Each separated space shall comply with this code based on the occupancy classification of that portion of the building.

**508.4.2 Allowable building area.** In each *story*, the *building area* shall be such that the sum of the ratios of the actual *building area* of each separated occupancy divided by the allowable *building area* of each separated occupancy shall not exceed 1.

**508.4.3 Allowable height.** Each separated occupancy shall comply with the *building height* limitations based on the type of construction of the building in accordance with Section 503.1.

**Exception:** Special provisions permitted by Section 510 shall permit occupancies at *building heights* other than provided in Section 503.1.

**508.4.4 Separation.** Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

**508.4.4.1 Construction.** Required separations shall be *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.

**SECTION 509  
INCIDENTAL USES**

**509.1 General.** Incidental uses located within single occupancy or mixed occupancy buildings shall comply with the provisions of this section. Incidental uses are ancillary functions associated with a given occupancy that generally pose a greater level of risk to that occupancy and are limited to those uses listed in Table 509.

**Exception:** Incidental uses within and serving a *dwelling unit* are not required to comply with this section.

**509.2 Occupancy classification.** Incidental uses shall not be individually classified in accordance with Section 302.1. Incidental uses shall be included in the building occupancies within which they are located.

**509.3 Area limitations.** Incidental uses shall not occupy more than 10 percent of the *building area* of the *story* in which they are located.

**509.4 Separation and protection.** The incidental uses listed in Table 509 shall be separated from the remainder of the building or equipped with an *automatic sprinkler system*, or both, in accordance with the provisions of that table.

**509.4.1 Separation.** Where Table 509 specifies a fire-resistance-rated separation, the incidental uses shall be separated from the remainder of the *building* by a *fire barrier* constructed in accordance with Section 707 or a *horizontal assembly* constructed in accordance with Section 711, or both. Construction supporting 1-hour *fire barriers* or *horizontal assemblies* used for incidental use separations in buildings of Type IIB, IIIB and VB construction is

**TABLE 508.4  
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

OCCUPANCY	A, E		I-1 <sup>a</sup> , I-3, I-4		I-2		R <sup>a</sup>		F-2, S-2 <sup>b</sup> , U		B, F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1 <sup>a</sup> , I-3, I-4	—	—	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R <sup>a</sup>	—	—	—	—	—	—	N	N	1 <sup>c</sup>	2 <sup>c</sup>	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 <sup>b</sup> , U	—	—	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3	2	NP
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2	1	NP
H-1	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1 <sup>d</sup>	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
 NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.  
 N = No separation requirement.  
 NP = Not permitted.  
 a. See Section 420.  
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.  
 c. See Section 406.3.4.  
 d. Separation is not required between occupancies of the same classification.

not required to be fire-resistance rated unless required by other sections of this code.

**509.4.2 Protection.** Where Table 509 permits an *automatic sprinkler system* without a *fire barrier*, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke. The walls shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic-closing upon detection of smoke in accordance with Section 716.5.9.3. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Walls surrounding the incidental use shall not have air transfer openings unless provided with smoke dampers in accordance with Section 710.7.

**509.4.2.1 Protection limitation.** Except as specified in Table 509 for certain incidental uses, where an *automatic sprinkler system* is provided in accordance with Table 509, only the space occupied by the incidental use need be equipped with such a system.

**SECTION 510  
SPECIAL PROVISIONS**

**510.1 General.** The provisions in Sections 510.2 through 510.9 shall permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable *building heights and areas* of

buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in this section for such condition and other applicable requirements of this code. The provisions of Sections 510.2 through 510.8 are to be considered independent and separate from each other.

**510.2 Horizontal building separation allowance.** A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of *fire walls*, limitation of number of *stories* and type of construction where all of the following conditions are met:

1. The buildings are separated with a *horizontal assembly* having a *fire-resistance rating* of not less than 3 hours.
2. The building below the *horizontal assembly* is not greater than one *story above grade plane*.
3. The building below the *horizontal assembly* is of Type IA construction.
4. *Shaft, stairway, ramp* and escalator enclosures through the *horizontal assembly* shall have not less than a 2-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5.

**Exception:** Where the enclosure walls below the *horizontal assembly* have not less than a 3-hour *fire-resistance rating* with opening protectives in accordance with Section 716.5, the enclosure walls extending above the *horizontal assembly* shall be permitted to have a 1-hour *fire-resistance rating*, provided:

1. The building above the *horizontal assembly* is not required to be of Type I construction;

**TABLE 509  
INCIDENTAL USES**

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic sprinkler system
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic sprinkler system
Refrigerant machinery room	1 hour or provide automatic sprinkler system
Hydrogen cutoff rooms, not classified as Group H	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.
Incinerator rooms	2 hours and provide automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic sprinkler system
Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy	1 hour or provide automatic sprinkler system
Laundry rooms over 100 square feet	1 hour or provide automatic sprinkler system
Group I-3 cells equipped with padded surfaces	1 hour
Waste and linen collection rooms located in either Group I-2 occupancies or ambulatory care facilities	1 hour
Waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion and lithium metal polymer used for facility standby power, emergency power or uninterruptable power supplies	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square inch (psi) = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L.

2. The enclosure connects fewer than four *stories*; and
3. The enclosure opening protectives above the *horizontal assembly* have a *fire protection rating* of not less than 1 hour.
5. The building or buildings above the *horizontal assembly* shall be permitted to have multiple Group A occupancy uses, each with an *occupant load* of less than 300, or Group B, M, R or S occupancies.
6. The building below the *horizontal assembly* shall be protected throughout by an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, and shall be permitted to be any of the following occupancies:
  - 6.1. Group S-2 parking garage used for the parking and storage of private motor vehicles;
  - 6.2. Multiple Group A, each with an *occupant load* of less than 300;
  - 6.3. Group B;
  - 6.4. Group M;
  - 6.5. Group R; and
  - 6.6. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).
7. The maximum *building height* in feet (mm) shall not exceed the limits set forth in Section 503 for the build-

ing having the smaller allowable height as measured from the *grade plane*.

**510.3 Group S-2 enclosed parking garage with Group S-2 open parking garage above.** A Group S-2 enclosed parking garage with not more than one *story* above *grade plane* and located below a Group S-2 *open parking garage* shall be classified as a separate and distinct building for the purpose of determining the type of construction where all of the following conditions are met:

1. The allowable area of the building shall be such that the sum of the ratios of the actual area divided by the allowable area for each separate occupancy shall not exceed 1.
2. The Group S-2 enclosed parking garage is of Type I or II construction and is at least equal to the *fire-resistance* requirements of the Group S-2 *open parking garage*.
3. The height and the number of tiers of the Group S-2 *open parking garage* shall be limited as specified in Table 406.5.4.
4. The floor assembly separating the Group S-2 enclosed parking garage and Group S-2 *open parking garage* shall be protected as required for the floor assembly of the Group S-2 enclosed parking garage. Openings between the Group S-2 enclosed parking garage and Group S-2 *open parking garage*, except *exit* openings, shall not be required to be protected.

- The Group S-2 enclosed parking garage is used exclusively for the parking or storage of private motor vehicles, but shall be permitted to contain an office, waiting room and toilet room having a total area of not more than 1,000 square feet (93 m<sup>2</sup>), and mechanical equipment rooms incidental to the operation of the building.

**510.4 Parking beneath Group R.** Where a maximum one story above grade plane Group S-2 parking garage, enclosed or open, or combination thereof, of Type I construction or open of Type IV construction, with grade entrance, is provided under a building of Group R, the number of stories to be used in determining the minimum type of construction shall be measured from the floor above such a parking area.

- The number of stories to be used in determining the height in stories in accordance with Section 903.2.11.3 shall include the parking garage as a story. The floor assembly between the parking garage and the Group R above shall comply with the type of construction required for the parking garage and shall also provide a fire-resistance rating not less than the mixed occupancy separation required in Section 508.4.

**510.5 Group R-1 and R-2 buildings of Type IIIA construction.** The height limitation for buildings of Type IIIA construction in Groups R-1 and R-2 shall be increased to six stories and 75 feet (22 860 mm) where the first floor assembly above the basement has a fire-resistance rating of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated fire walls into areas of not more than 3,000 square feet (279 m<sup>2</sup>).

**510.6 Group R-1 and R-2 buildings of Type IIA construction.** The height limitation for buildings of Type IIA construction in Groups R-1 and R-2 shall be increased to nine stories and 100 feet (30 480 mm) where the building is separated by not less than 50 feet (15 240 mm) from any other building on the lot and from lot lines, the exits are segregated in an area enclosed by a 2-hour fire-resistance-rated fire wall and the first floor assembly has a fire-resistance rating of not less than 1½ hours.

**510.7 Open parking garage beneath Groups A, I, B, M and R.** Open parking garages constructed under Groups A, I, B, M and R shall not exceed the height and area limitations permitted under Section 406.5. The height and area of the portion of the building above the open parking garage shall not exceed the limitations in Section 503 for the upper occupancy. The height, in both feet and stories, of the portion of the building above the open parking garage shall be measured from grade plane and shall include both the open parking garage and the portion of the building above the parking garage.

**510.7.1 Fire separation.** Fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711 between the parking occupancy and the upper occupancy shall correspond to the required fire-resistance rating prescribed in Table 508.4 for the uses involved. The type of construction shall apply to each occupancy individually, except that struc-

tural members, including main bracing within the open parking structure, which is necessary to support the upper occupancy, shall be protected with the more restrictive fire-resistance-rated assemblies of the groups involved as shown in Table 601. Means of egress for the upper occupancy shall conform to Chapter 10 and shall be separated from the parking occupancy by fire barriers having not less than a 2-hour fire-resistance rating as required by Section 707 with self-closing doors complying with Section 716 or horizontal assemblies having not less than a 2-hour fire-resistance rating as required by Section 711, with self-closing doors complying with Section 716. Means of egress from the open parking garage shall comply with Section 406.5.

**510.8 Group B or M with Group S-2 open parking garage.** Group B or M occupancies located not higher than the first story above grade plane shall be considered as a separate and distinct building for the purpose of determining the type of construction where all of the following conditions are met:

- The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 2 hours.
- The occupancies in the building below the horizontal assembly are limited to Groups B and M.
- The occupancy above the horizontal assembly is limited to a Group S-2 open parking garage.
- The building below the horizontal assembly is of Type I or II construction but not less than the type of construction required for the Group S-2 open parking garage above.
- The height and area of the building below the horizontal assembly does not exceed the limits set forth in Section 503.
- The height and area of the Group S-2 open parking garage does not exceed the limits set forth in Section 406.5. The height, in both feet and stories, of the Group S-2 open parking garage shall be measured from grade plane and shall include the building below the horizontal assembly.
- Exits serving the Group S-2 open parking garage discharge directly to a street or public way and are separated from the building below the horizontal assembly by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

**510.9 Multiple buildings above a horizontal assembly.** Where two or more buildings are provided above the horizontal assembly separating a Group S-2 parking garage or building below from the buildings above in accordance with the special provisions in Sections 510.2, 510.3 or 510.8, the buildings above the horizontal assembly shall be regarded as separate and distinct buildings from each other and shall comply with all other provisions of this code as applicable to each separate and distinct building.

DRAFT