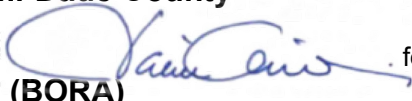




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MEMO

TO: All Building Officials in Miami-Dade County

FROM: Secretary of the Board  for
Board of Rules and Appeals (BORA)

DATE: March 22nd, 2021

SUBJECT: BORA Interpretation – Plumbing Fixture Count
2020 FBC-Plumbing Section 403.1 Minimum Number of Fixtures
2020 FBC-Existing Building Section 810.1 Minimum Fixtures

At their meeting of March 18th, 2021, the Miami-Dade County Board of Rules and Appeals discussed a request for interpretation of FBC-Plumbing, Section 403.1 and FBC-Existing Building, Section 810.1 in determining how to calculate the 20% increase in occupant load.

Florida Building Code - Plumbing, 2020 Edition

Section 403.1, Minimum number of fixtures.

Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the Florida Building Code, Building.

Florida Building Code - Existing Building, 2020 Edition

810.1 Minimum fixtures.

Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the Florida Building Code, Plumbing based on the increased occupant load.

The issue before the Board related to determining how to derive the *existing occupant load* of a story in an existing building when only a portion of the story is being altered. Since the *existing occupant load* of the story is needed to evaluate if the work area causes the occupant load to be increased more than 20%, the Board interpreted the manner to derive the *existing occupant load* for use in this calculation. Specifically, the Board considered the multiple code updates and alterations in the story that could have taken place since the building was originally constructed and issued a certificate of occupancy.

Ultimately, the Board determined that *any new improvement work area in an office business use should calculate the population of the proposed improvement (and only the proposed improvement) based on Table 1004.5 of the current Florida Building Code, Building. The existing population basis of the rest of the story/floor where the alteration level 2 is located should be the original 100 gross square feet per person that applied to the shell building and was applied (legally permitted) to improvements that took place between 2002 and the present.*

Should you have any questions, please contact Eduardo Fernandez, Senior Code Officer, Building at (786) 315-2556.