

CHAPTER 12 INTERIOR ENVIRONMENT

SECTION 1201 GENERAL

1201.1 Scope. Provisions of this chapter shall govern light, ventilation, sanitation and rodent-proofing of buildings.

SECTION 1202 DEFINITIONS

For definitions, see Chapter 2.

SECTION 1203 LIGHT AND VENTILATION

1203.1 Minimum requirements

1203.1.1 Every habitable room of buildings hereafter erected shall have one or more windows, unless otherwise specifically provided herein, to afford adequate light and ventilation. The requirements specified in this section shall be considered as minimum requirements supplementary to all state laws regulating light and ventilation.

1203.1.2 Where windows are required, such windows shall open on a street, public space, yard or approved open space that will afford adequate air and light. Required windows shall be so constructed that when fully opened, the total open space shall be not less than one-half the required window area.

Exceptions: Operable windows shall not be required in:

1. Group I occupancies equipped with an engineered smoke control system.
2. Group B and Group R high-rise buildings equipped with smoke control complying with 412.5.

1203.1.3 Attics not used for habitational purposes shall have provisions for the emission of excess heat.

1203.1.4 Except as otherwise provided herein, required windows shall have glazed openings of clear glass of area not less than 8% of the floor area of the room served by them with the following exceptions:

1. Storage room windows shall have an area not less than 5% of the floor area.
2. Obscure glass, glass blocks and similar glazed panels that admit less light than clear glass shall have their area increased to admit an amount of light equivalent to the above requirement.

1203.1.5 Skylights, vents, louvers or mechanical ventilation may be substituted for windows when approved by the building official, provided adequate light and ventilation is provided to meet the requirements of this chapter.

1203.1.6 Rooms where by reason of use or occupancy, dust fumes, gases, vapors, odors or other hazardous, obnoxious or injurious impurities exist shall be provided with adequate additional ventilation to insure safe and healthful conditions.

1203.2 Room dimensions

1203.2.1 Occupiable rooms and habitable spaces shall have a ceiling height of not less than 7 ft 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms, screen enclosures and laundry rooms shall be permitted to have a ceiling height of not less than 7 ft (2134 mm).

Exception: One- and two-family dwellings shall comply with the ceiling height requirements of 1203.2.6.

1203.2.2 If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in not less than two-thirds of the ceiling area of the room or space, provided the ceiling height of the remaining ceiling area is not less than 6 ft 8 in. (2 m). For accessibility provisions related to vertical clearance of areas adjoining an accessible route, refer to 11-4.4.2.

Exception: One- and two-family dwellings shall comply with the ceiling height requirements of 1203.2.6.

1203.2.3 If any room has a ceiling which is furred or dropped down to conceal items such as duct work, piping, or structural members, the prescribed ceiling height is required in two-thirds of the area of the room, but in no case shall the height of the furred or dropped ceiling be less than 7 ft (2134 mm).

Exception: One- and two-family dwellings shall comply with the ceiling height requirements of 1203.2.6.

1203.2.4 Every dwelling unit shall have at least one room which shall have not less than 150 sq ft (13.9 m²) of the net floor area. Other habitable rooms except kitchens shall have a net floor area of not less than 70 sq ft (6.5 m²).

1203.2.5 No habitable room other than a kitchen shall be less than 7 ft (2134 mm) in any dimension.

1203.2.6 In one- and two-family dwellings and within dwelling units of R2 occupancies, the ceiling height in habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 ft (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

1. Beams and girders spaced not less than 4 feet (1219 mm) may project not more than 6 in. (152 mm) below a required ceiling height.

2. Ceilings in basements without habitable spaces may project to within 6 ft 8 in. (2032 mm) of the finish floor; and beams, girders, ducts or other obstructions may project to within 6 ft 4 in. (1931 mm) of the finished floor.
3. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 ft (2134 mm) in height with no portion of the required floor area less than 5 ft (1524 mm) in height.
4. A minimum height of 6 ft 8 in. (2032 mm) shall be permitted from the walking surface to the lowest part of any fixture or furnishing.

1203.3 Alcoves

1203.3.1 An alcove opening off a habitable room may be included as part of that room in determining the window area required, provided that a portion of the common wall between the habitable room and the alcove is open and unobstructed.

1203.3.2 For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 sq ft (2.3 m²), whichever is greater.

Exception: The limit on one-half the area of the common wall does not apply to existing buildings.

1203.4 Toilets

1203.4.1 Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

1203.4.2 Every toilet room shall have windows as specified for habitable rooms providing in no case less than 3 sq ft (0.28 m²) of open space, or shall have approved equivalent mechanical ventilation.

1203.5 Mechanical ventilation. Where mechanical ventilation is to be provided, the system design shall have the capability to provide ventilation in accordance with Chapter 4 - Ventilation of the *Florida Building Code, Mechanical*.

SECTION 1204 SANITATION

1204.1 Fixtures. The quality, number and type of fixtures and the number and division of facilities shall be determined by the *Florida Building Code, Plumbing*.

1204.2 Surrounding materials. The walls and floors of all public rest rooms shall be lined with nonabsorbent material to a height of 4 ft (1219 mm) above the floor.

1204.3 Showers. Shower compartments shall have floors and walls constructed of smooth, corrosion resistant and nonabsorbent water-resistant materials to a height of not less than 70 inches (1778 mm) above the compartment floor at the drain.

1204.4 Joints. Built-in tubs with showers shall have water-proofed joints between the tub and water resistant wall.

SECTION 1205 RODENT-PROOFING

1205.1 Occupancy

1205.1.1 General. Every building in which feed, food-stuff or food is stored, prepared, processed, served or sold, shall be made, maintained or built of rodent-proof construction by the owner, tenant or occupant in accordance with the provisions of this section. This section applies particularly to the following occupancies:

Group A—Large Assembly Restaurants

Group B—Cafes or Restaurants

(Curb Markets see 1205.3.)

Group F—Slaughter Houses

Group S—Storage

1205.1.2 Existing or new buildings

1205.1.2.1 Foundation wall ventilator openings shall be covered for their height and width with perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick or with expanded sheet metal not less than 0.047 inch (1.2 mm) thick or with cast iron grills or gratings, or with hardware cloth of 0.035 inch (0.89 mm) wire or heavier. The openings therein shall not exceed 1/2 inch (12.7 mm).

1205.1.2.2 Foundation and exterior wall openings (except those used for doors and screened windows), such as those openings around pipes, electric cables and conduits, and openings resulting from deteriorated walls, broken masonry or concrete, shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or noncorroding metal.

1205.1.2.3 Exposed edges of the lower 10 inches (254 mm) of wooden doors, door sills and jambs serving as rear or side entrances into business buildings from the ground or basement floors, and other doors accessible to rats shall be protected against gnawing by covering doors, door sills and jambs with solid sheet metal not less than 0.024 inch (0.61 mm) thick.

1205.1.2.4 Doors on which metal protection has been applied shall be hinged so as to be freeswinging. When closed, doors shall fit snugly so that the maximum clearance between any door, door jambs and sills shall not be greater than 3/8 inch (9.5 mm).

1205.1.2.5 Door jambs and sills constructed of metal, concrete, masonry, stone or cement mortar will be acceptable without metal protection specified in 1205.1.2.3.

1205.1.2.6 Windows and other openings for the purpose of light or ventilation located in exterior walls within 2 feet (610 mm) above the existing ground level immediately below such opening shall be covered for their entire height and width, including frame, with wire cloth of at least 0.035 inch (0.89 mm) wire having a mesh not larger than 1/2 inch (12.7 mm)

1205.1.2.7 Windows and other openings for the purpose of light and ventilation in the exterior walls not covered in 1205.1.2.6, accessible to rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035 inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm) thick or heavier. Guards shall be fitted snugly around pipes, wires, conduit or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the exterior wall for a minimum distance of 12 inches (305 mm) beyond and on either side of pipe, wire, conduit or appurtenance.

1205.2 Construction

1205.2.1 Concrete floors. New buildings with concrete floors shall be constructed with no intervening space between the edge of the floor slab and building walls. All openings in the floor slab shall be properly protected against the passage of rodents.

1205.2.2 Pier and wood construction

1205.2.2.1 New buildings constructed on piers having wooden floor sills less than 12 inches (305 mm) above the surface of the ground shall have the intervening space between the floor sills and ground protected against the passage of rodents by installing a solid masonry or concrete curtain wall around the entire perimeter of the building and extending said curtain wall to a depth of not less than 24 inches (610 mm) below the surface of the ground level and fastened securely to the exterior wall of the building.

1205.2.2.1.1 Where curtain walls are not desirable, ground floors of wood construction may be replaced with concrete not less than 4 inches (102 mm) thick with the exterior wall protected for a height of 24 inches (610 mm) above the concrete floor with masonry, concrete or solid sheet metal 0.024 inch (0.61 mm) thick or heavier. Exterior wall protection shall be securely tied into the concrete floor at all points.

1205.2.2.2 Buildings constructed on piers having wooden floor sills more than 12 inches (305 mm) above ground level, shall have the intervening spaces between floor sills and ground protected against the passage of rodents by installing curtain walls in accordance with 1205.2.2.1, or protecting said building against the passage of rodents by installing solid sheet metal collars 0.024 inch (0.61 mm) thick or heavier at top of each pier and snugly around each pipe, cable, wire, conduit or other utility service passing through the wooden ground floor. Metal collars shall be not less than 8 inches (203 mm) greater in diameter than the pier, pipe, cable, wire, conduit or other utility service and shall be securely fastened underneath the wooden floor. All other openings in wooden ground floors

through which rodents may gain entrance into double walls or the interior of business buildings, such as openings that may exist in floors at double walls above floor sills, shall be closed with 0.024 inch (0.61 mm) thick or heavier solid sheet metal or 0.0625 inch (1.59 mm) wire or heavier wire cloth of 1/2-inch (12.7 mm) mesh or with concrete or masonry.

1205.3 Curb or farmers' market. Floors of curb or farmers' markets in which fruit or vegetables are exposed and offered for sale shall be paved with 4 inches (102 mm) of concrete for the entire surface area of the market. The floor shall be protected by a curtain wall of concrete or masonry not less than 4 inches (102 mm) thick, hermetically sealed to the surface pavement, and extending not less than 24 inches (610 mm) below the ground surface. Curtain walls shall be extended around the entire perimeter of the floor pavement. Display racks, stands, or platforms on which fruit or vegetables are stored or offered for sale shall be of sufficient height that all such fruit or vegetables shall be kept at a distance of not less than 18 inches (457 mm) above the floor pavement and so constructed that rodents cannot harbor in or under such racks.

