



NEW MULTIFAMILY BUILDING (14 UNITS)  
1567 NW 1ST STREET MIAMI, FL 33125  
OWNER: URBANA1567, LLC

PROJECT AND CODE INFORMATION									
LEGAL JURISDICTION	CITY OF MIAMI								
ADOPTED CODES									
BUILDING	THE DESIGN SHALL COMPLY WITH THE FBC 6th EDITION- 2017 & FFPC 6th EDITION. THE DESIGN SHALL COMPLY WITH THE FAIR HOUSING ACT (FHAG) AND THE FBC - ACCESSIBILITY.								
ZONING	MIAMI 21, ZONING 'T-5'								
FREESTANDING BUILDING CONSTRUCTION AREA	HABITABLE AREA	6,500 S.F.							
OCCUPANCY (FBC.Cht.3)	APARTMENTS	GROUP 'R-2' (RESIDENTIAL)							
MINIMUM INTERIOR FINISH CLASSIFICATION AS PER FBC, TABLE 803.9	SPRINKLERED	CLASS							
		EXITS	ACCESS	OTHER					
	APARTMENTS	GROUP 'R-2'	C	C	C				
BUILDING CONSTRUCTION TYPE AS PER FBC, TABLE 601		TYPE III-B							
REQUIRED FIRE RESISTANCE RATING AS PER FBC, T 706.4	3 HOURS	* IN TYPE II WALLS SHALL BE PERMITTED TO HAVE 2 HOURS FIRE-RESISTANCE RATING							
OCCUPANCY LOAD FBC 1004.1.2	RESIDENTIAL : 7,737 SF / 200= 38.6								
	THIS PROJECT IS NOT RECEIVING PUBLIC FUNDS.								

FBCB, TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE a					
FIRE SEPARATION DISTANCE = x (feet)	TYPE OF CONSTRUCTION	OCCUP. GROUP H <sub>f</sub>	OCCUP. GROUP F-1, M, S-1 <sub>g</sub>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2 <sup>g</sup> , U <sup>b</sup>	
x < 5 <sup>c</sup>	ALL	3	2	1	
5 ≤ x < 10	IA Others	3 2	2 1	1 1	
10 ≤ x < 20	IA, IB, IIB, VB Others	2 1 1	1 0 1	1 <sup>d</sup> 0 1 <sup>d</sup>	
x ≥ 30	All	0	0	0	

INTERIOR WALL & CEILING FINISH REQUIREMENT BY OCCUPANCY. (FBC 803 TABLE 803.11)					
GROUP	FLAME SPREAD INDEX 76-200, SMOKE DEVELOP INDEX 0-450				
R-2	INTERIOR EXIT STAIRWAYS, CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS, ROOMS & ENCLOSED SPACES.				

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A <sup>d</sup>	B	A <sup>d</sup>	B	HT	A <sup>d</sup>	B	
Primary Structural frame <sup>g</sup> (See Section 202)	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	HT	1	0	
Bearing walls Exterior f, g Interior	3	2	1	0	2	2	2	1	0	
Nonbearing walls and partitions Exterior										
See Table 602										
Nonbearing walls and partitions Interior <sup>e</sup>	0	0	0	0	0	0	See FBC, Sect. 602.4.6	0	0	
Floor construction and associated secondary members (Section 202)	2	2	1	0	1	0	HT	1	0	
Roof construction and associated secondary members (Section 202)	1 1/2 <sup>b</sup>	1 <sup>b,c</sup>	1 <sup>b,c</sup>	0 <sup>c</sup>	1 <sup>b,c</sup>	0	HT	1 <sup>b,c</sup>	0	

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REVISIONS	
1	02.08.21
2	05.28.21

