



# FLORIDA SUNCOAST CHAPTER OF ICC & BOAF

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## INFORMAL CODE INTERPRETATION NO. 2010-108

### Florida Building Code – Mechanical, Section 506.3.12.3

**Question:** Is the intent of the code to exhaust 10 feet from the property line of the building in which the hood is located or 10 feet from the adjacent property line which, if facing a right of way may be across the street?

**Discussion:** The terms “property” and “lot” have always caused confusion. One might argue that “Property Line” indicates a form of ownership and the Code does not deal with forms of ownership. The argument could also be made that the terms are interchangeable. In any case, it appears that the intent of this section of the code is to assure that discharge from exhaust systems be safe and remain on the property from which they originate. 10 feet seems to be the number that the authors believe is sufficient to dissipate, thus removing hazards and/or deleterious materials. The 10 feet is consistent – from a building, property line, air intake and the ground. The property line of the building in which the hood is located is also the property line for the adjacent use. Even if the adjacent use is a right of way, it is other than the property on which the building with the hood is located and it would appear that the intent is to be at least 10 feet from that line.

**Interpretation:** In conclusion, it appears to be the intent of the section to keep all discharges from exhaust systems within the confines of the property on which the appliance is located and far enough away from other buildings and devices so as to minimize or remove any hazards that may be associated with the system. It is noted that all rights of way may not be at least 20 feet in width and therefore a “zero” lot line set back on a right of way less than 20 feet in width would not allow the installation of a hood exhaust on the wall facing that situation.

**Notice:** The Code Development Committee of the Florida Suncoast Chapter of the ICC and BOAF offers this interpretation as a benefit to the chapter’s members and in the interest of consistency in code/policy application. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.