



**Nassau County Building/Code  
Enforcement Department**  
96161 Nassau Place  
Yulee, Florida 32097

## **MEMORANDUM**

### **Bullentin-05-16**

Date: December 2, 2016

TO: Building Contractors

FROM: Michael Griffin, CBO, CFM, Building Official

SUBJECT: Mandatory Dwelling/garage ceiling fire separation inspection

This is to clarify that a separate inspection for the **dwelling/garage ceiling** is required when there is a habitable space located above the garage, as required by Table R302.6 Residential, 5<sup>th</sup> Edition Florida Building Code. When habitable space is located above the garage a separation shall be provided of not less than 5/8-inch Type X gypsum board or equivalent. Nailing schedule must comply with Table R702.3.5 Minimum Thickness and Application of Gypsum Board which states "Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at the maximum 6 inches o.c. by minimum 1 7/8 inches 6d coated nails or equivalent drywall screws." Inspection must be made prior to taping and jointing or covering the drywall. The inspection is listed as a 135-Firewall/Fire-rated wall on the Nassau County Inspection Types.

If you have any questions, please let me know

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