



Putting a boiler in a storage room does not make it a boiler room. 304.8 asks for International Building Code construction and protection.

Original Masterbuild PE packet from Daily Code Talk on 2024 International Mechanical Code (IMC) 304.8. Confirm the adopted Florida edition. Masterbuild seals mechanical, electrical, and plumbing. We do not seal fire-rated assemblies. We do not invent a fire-resistance hour here. Confirm the adopted Building volume for boiler and furnace rooms.

What 304.8 is actually asking

☐ The mechanical code points to the Building code. It does not write the wall.

Daily Code Talk: provide IBC construction and protection. If the unit is a boiler or a furnace, the room it sits in is a building problem as much as a mechanical one. A note that says “per code” with no architectural assembly is the comment.

☐ A closet, a parking stall, and a tenant storage cage are not a boiler room because the unit is in them.

Combustion air, service access, and condensate still apply. So does 304.8. Fire is a second desk at permitting. We do not quote Fire dollars. We do not take Water and Sewer.

☐ Clearances to combustibles are 304.9 and IMC 308. They are not 304.8.

Keep listing and manufacturer-instruction clearances. Reduce only through 308 — not with doorstops, closers, or drapery ties. See the clearance-reduction hub. Roof-edge guards are 304.11. Garage mounting is 304.6–304.7.

☐ If you are replacing a boiler in an existing room, the room is still the question.

Same-in-kind equipment does not waive 304.8. A change-out serial on the form is a different packet. If the existing room was never a boiler room, that is the first sentence in the intake, not a field surprise.

The hold we see first

Boiler dropped in a ground-floor storage room, no rated construction on the architectural set, combustion air from the corridor, Fire unpaid, and someone arguing it is “just mechanical.” Two codes. One room.

What to send

What sits in the room (boiler, furnace, or water heater), whether architecture already calls it a boiler or furnace room, and the adopted Building edition if you know it. We will say whether 304.8 still has no row — not whether the wall is rated.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a fire-rated assembly, an IBC determination, or a representation about passing. Confirm adopted IMC 304.8 and the Building volume. This is not legal advice.