

705.2.3

Combustible Projections

CHANGE TYPE: Modification

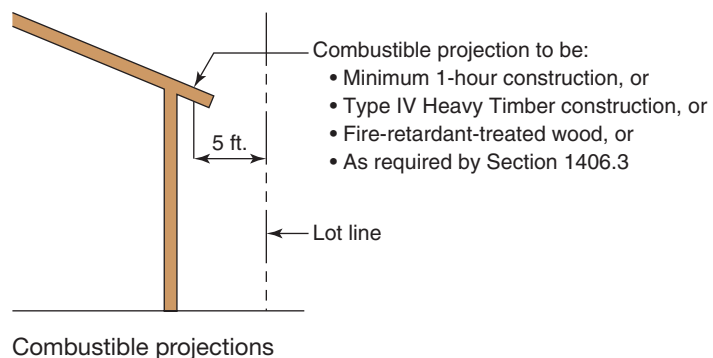
CHANGE SUMMARY: The provisions regulating combustible projections adjacent to an interior lot line or other line used to determine the fire separation distance have been modified to provide a simple and consistent approach that is less restrictive than previously determined.

2016 CODE: 705.2.3 Combustible Projections. Combustible projections extending to within 5 feet (1524 mm) of the line used to determine the fire separation distance, ~~or located where openings are not permitted, or where protection of some openings is required~~ shall be of not less than 1-hour fire-resistance-rated construction, Type IV construction, fire-retardant-treated wood or as required by Section 1406.3.

Exception: Type VB construction shall be allowed for combustible projections in Group R-3 and U occupancies with a fire separation distance greater than or equal to 5 feet (1524 mm).

CHANGE SIGNIFICANCE: In addition to the required separation between a projection and the line used to determine the fire separation distance, such as an interior lot line, projections are further regulated in order to prevent a fire hazard from inappropriate use of combustible materials attached to exterior walls. Where located in close proximity to the fire separation distance line, combustible projections are prohibited unless of fire-retardant-treated wood, Type IV construction or 1-hour fire-resistance-rated construction.

Previously, three separate thresholds were established to identify the scope of the requirement. Where any one of the three thresholds was exceeded, the limitations on combustible projections would apply. As a result, the most restrictive condition was always applied. With the revision, only the 5-foot fire separation distance threshold is now the controlling point for where the additional protection requirements apply. Where a combustible projection has less than 5 feet of fire separation distance, then some increased level of protection is required.



CHANGE TYPE: Modification

CHANGE SUMMARY: Openings are permitted through adjacent exterior walls of a Group S-2 parking garage and a Group R-2 building on the same lot where such buildings are regulated as two buildings on the same lot and the fire separation distance is zero.

705.3

Buildings on the Same Lot

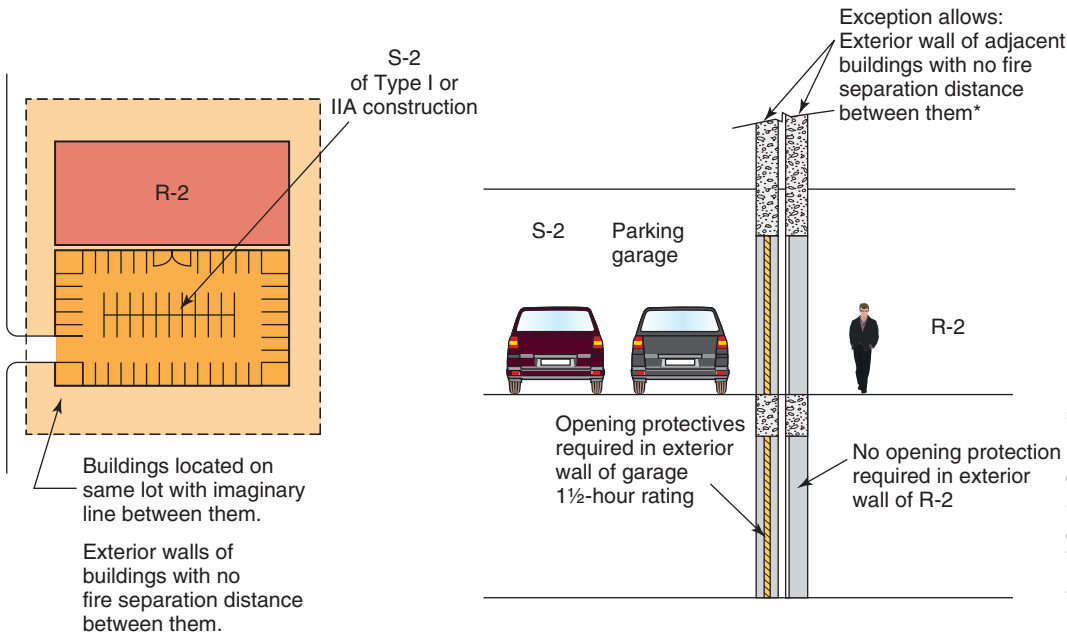
2016 CODE: 705.3 Buildings on the Same Lot. For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exception Exceptions:

1. Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

705.3 continues



*Generally, would require a fire wall or exterior walls with no openings.

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Separation of S-2 parking garage and R-2 building on the same lot

705.3 *continued*

2. Where an S-2 parking garage of Construction Type I or Type IIA is erected on the same lot as a Group R-2 building, and there is no fire separation distance between these buildings, then the adjoining exterior walls between the buildings are permitted to have occupant use openings in accordance with Section 706.8. However, opening protectives in such openings shall only be required in the exterior wall of the S-2 parking garage, not in the exterior wall openings in the R-2 building, and these opening protectives in the exterior wall of the S-2 parking garage shall be not less than 1½-hour fire protection rating.

CHANGE SIGNIFICANCE: When two or more buildings are located on the same lot, they are required to be regulated as either separate buildings or as a single building. A new exception specific to the combination of a Group R-2 occupancy building and an adjacent parking garage is applicable where evaluated as separate buildings. The opposing exterior walls of a Group S-2 parking garage of Type I or Type IIA construction and a Group R-2 building of any type of construction are regulated in a manner that allows for necessary openings in the walls. Previously, such a condition would have required a fire wall. Openings are now permitted in these adjoining exterior walls even though there is no fire separation distance, and the structures can be built independently and will not need to comply with the fire wall stability and continuity requirements of Section 706.

Generally, Section 705.8 and Table 705.8 prohibit any openings in an exterior wall that has a fire separation distance of less than 3 feet. Therefore, the typical solution where openings are desired between two opposing buildings with no fire separation distance would have been to construct a fire wall between the two adjacent structures so they could be viewed as separate buildings and have openings that allow access between the garage and the residential building. The new exception will now allow openings in the opposing exterior walls of the two buildings, and will only impose the requirement for opening protectives in the exterior wall of the Group S-2 parking garage. The fire protection rating for any door in the exterior wall of the garage would be a minimum of 1½ hours. This minimum would be consistent with the fire protection rating required by Table 716.5 for exterior walls with a 2- or 3-hour fire-resistance rating. As a specific requirement, this will supersede the rating that is required for a 1-hour fire-resistance-rated exterior wall. Although it may seem inconsistent to require a minimum 1½-hour fire protection rating to protect openings in a 1-hour fire-resistance-rated exterior wall, it is important to note that the adjoining exterior wall of the Group R-2 building will also have a fire-resistance rating that will improve the overall separation between the two structures.

Because this is an “exterior wall,” code users should apply that portion of Table 716.5. Whether the exterior wall of the garage is a bearing or non-bearing wall regulated by Table 601 or 602, the minimum 1½-hour fire protection rating is appropriate. It is inappropriate to apply the fire wall or fire barrier provisions of Table 716.5 where this new exception is being used, as these are “exterior walls” between the two adjacent buildings.

Specifying that the opening protectives only need to be installed in the wall for the parking garage helps to resolve several issues that could arise if the opening protection was required in both walls. These issues or concerns include door swing and the details on how to install a listed

door assembly in such a double-wall system. The fire history for parking garages shows that most garage fires are limited to a single vehicle fire; therefore, it is unlikely that the fire would spread to the Group R-2 or cause the parking garage to fail structurally. In addition, the sprinkler protection of the Group R-2 building helps to protect the openings. In the unlikely event a fire in the sprinklered Group R-2 is significant, the openings in the garage wall will still be protected.