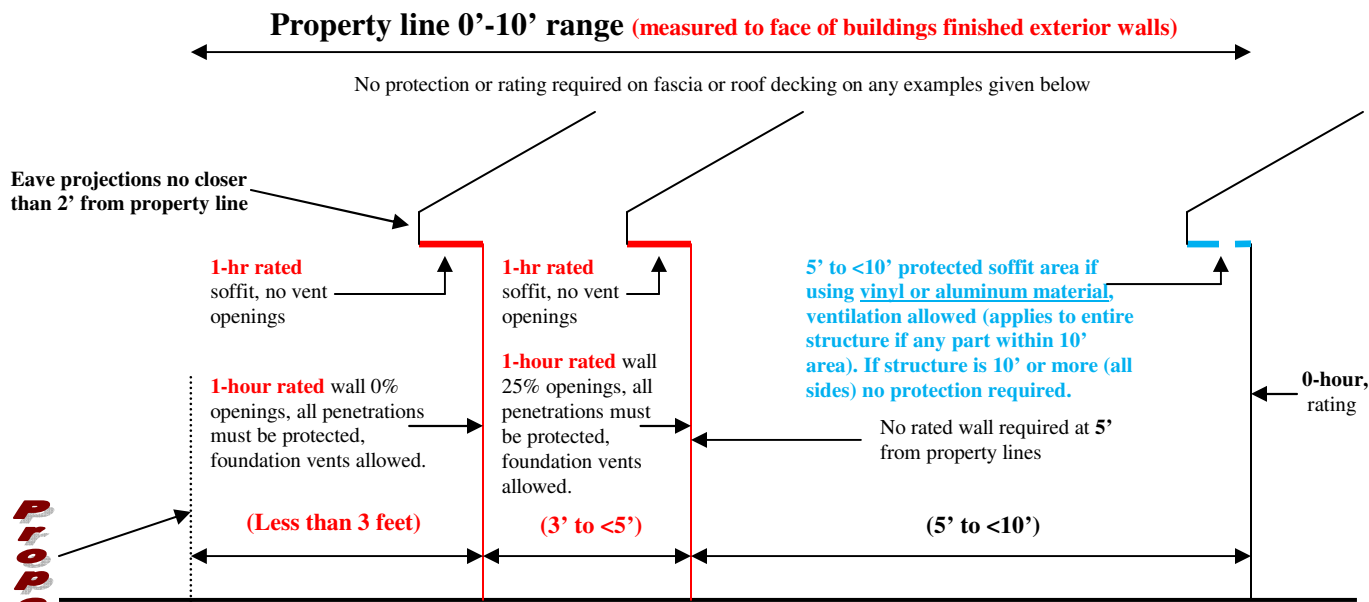


Fire separation distance for one and two family structures in the NC 2012 Residential Code



Only Property Line

TABLE R302.1 EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

R703.11.3 Soffit. In one- and two-family dwelling construction using vinyl or aluminum as a soffit material, the soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, $\frac{23}{32}$ inch wood sheathing or $\frac{5}{8}$ inch gypsum board. Venting requirements apply to both soffit and underlayment and shall be per Section R806 of the *North Carolina Residential Code*. Where the property line is 10 feet or more from the building face, the provisions of this code section do not apply.

- Eave rating applied to the underside, rated wall when required can terminate at soffit line, doesn't have to run to roof decking.
- Eave protection applied to the underside only when aluminum or vinyl soffit material is used, can have ventilation-interpretation not to exceed more than 50% required as listed in townhouse eave protection section.
- All penetrations through rated walls must be protected, phone, cable, electrical, gas, AC coolant lines, hose bibs, etc...., foundation vents are allowed in foundation wall.
- Rating of walls must continue from masonry/concrete foundation to soffit lines with protection both sides, floor joists sitting on this rated walls below must be dealt with as a penetration for multi-story structures.
- Property line indicated may be an assumed property line if between detached buildings on same lot (typically separate owners-when allowed by zoning) not accessory to residence. All detached accessory structures are exempt from the above separation requirements except garages detached and closer than 3' from home must have 1/2" sheetrock on the garage side interior walls as if it was an attached garage for minimum protection