

The Residential Ad Hoc Committee petition to the Building Code Council on March 9, 2010, Item B-11 was granted including the requirement for sprinklers in townhouse buildings with 3 or more attached dwellings. The following Item B-11A was also granted by the Building Code Council to delete the townhouse sprinkler requirement and other associated modifications. Testimony on Item B-11A will be heard separate from the remainder of the the 2012 NC Residential Code petition.

**Sprinkler Related Sections:**

- R302.2 Townhouses, Exception
- R302.2.4 Structural Independence, Exception 5
- R313.1 Townhouse Automatic fire sprinkler systems.
- R313.1.1 Design and installation.
- P2904 Dwelling unit fire sprinkler systems.

**R302.2 Townhouses.** Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

**Exception:** A common **2-hour** fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

**R302.2.4 Structural Independence.** Each individual townhouse shall be structurally independent.

**Exceptions:**

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. Townhouses separated by a common **2-hour** fire-resistance-rated wall as provided in Section R302.2.

**R313.1 Townhouse Automatic fire sprinkler systems. Deleted.**

**Exception: Deleted.**

**R313.1.1 Design and installation. Deleted.**

**P2904 Dwelling unit fire sprinkler systems. Deleted.**