

TECHNICAL BULLETIN

 CITY OF RALEIGH, N.C.	INSPECTIONS DEPARTMENT 2009 NCSBC			
<small>SUBJECT</small> R-3 Application of Condo to R-3	<small>SECTION</small> 310.1	<small>PAGE</small> 28	<small>EFFECTIVE DATE</small> 8/10/03	<small>REVISION DATE</small> 12/3/09
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When can a condo be classified as R-3?

Under certain conditions a condo may be considered R-3. A residential condo may be separated into two dwelling units with the use of 2 hr. fire walls. By creating duplexes and single units the building may be classified R- 3.

2 hr. Fire Wall requirement with an 18 in. wall extension and 30 in. roof extension exceptions:

705.5 Exceptions:

1. Combustible sheathing and siding with 1 hr. 4 ft wall and 4 ft. roof protection, openings ³/₄ hr. protection.
2. Noncombustible sheathing and siding for 4 ft. and 4 ft. roof protection, no openings.
3. Non-combustible sheathing and a 13-R sprinkler is used with 4 ft of roof protection, openings permitted.

705.5.1 Exterior walls. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees do not need exterior wall protection applies to staggered units. The inner unit requires protection and the out will not have to be protected.

705.5.2 Horizontal projecting elements. Horizontal projection, fire walls shall extend to the outer edge of balconies, roof overhangs, and decks with-in 4 ft. of the fire wall.