

TECHNICAL BULLETIN

<p style="text-align: center;">CITY OF RALEIGH, N.C.</p> 	<p>INSPECTIONS DEPARTMENT 2009 NCRC</p>			
<p><small>SUBJECT</small></p> <p>Location on Lot Zero lot lines and separation</p>	<p><small>SECTION</small></p> <p>R302.1 Exterior R302.2 Openings</p>	<p><small>PAGE</small></p> <p>42</p>	<p><small>EFFECTIVE DATE</small></p> <p>5/13/03</p>	<p><small>REVISION DATE</small></p> <p>12/3/09</p>
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Can a building be built without the 1 hr fire-resistive wall on a lot with a zero lot line?

Yes. There are two situations that make this possible:

1. The building is 3 feet from the property line or;
2. The building is closer than 3 feet to the property line and the lots are located in a subdivision that has been approved for zero lot lines (PUD) and requires a 6 foot minimum separation from adjacent buildings.

Can doors, windows or other openings be located in walls within 3 feet of a property line as in #2 above?

Yes, if the 6 foot separation is maintained.

R302.2 openings - doesn't state property line, but refers to the fire separation for the building. Each building requires a 3 foot fire separation; the line is not specified as a property line. So it may be any line determined to be at least 3 foot from any building. The conditions in #2 will still apply.

Buildings located closer than 6 feet to a property line shall indicate the distance to adjacent structures.