TOPIC: Exterior Wall and Opening Protection -

IBC/7/#6 & IRC/AN/#2

CODE: Structural Specialty Code: 2007 Edition

Residential Specialty Code: 2005 Edition

REVISED: August 23, 2007_____[Paul L. Scarlett] , Director

REFERENCE: Section 704 – Structural Specialty Code

Section AN 103.4.3 - Residential Specialty Code

SUBJECT: Exterior Wall and Opening Protection at Private Streets

QUESTION: Can the provisions for exterior wall and opening protections that

are allowed for building walls fronting on public streets or open space be applied to building walls and openings fronting on private streets or commonly owned open space that is owned by multiple

properties?

RESPONSE: Yes. The fire resistance rating and the protection of openings in

exterior building walls which front on a private street or commonly

owned open space may be the same as specified in Tables 601, 602 and 704.8 of the Structural Specialty Code when the following conditions are met:

- The private street or commonly owned open space, such as a common green as
 defined in the zoning code, has been legally established through a land division
 process that complies with the requirements of the zoning code.
- The private street or commonly owned open space shall be a minimum of fifteen (15) feet wide.
- The center line of the private street or commonly owned open space shall be considered an assumed property line for determining the fire separation distance for the application of the exterior wall and opening protection requirements of Tables 601, 602 and 704.8.

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