TOPIC: Exterior Wall and Opening Protection - OSSC/7/#6 & ORSC/3/#2

Oregon Residential Specialty Code - 2014 Edition

REVISED: March 16, 2015 [Paul L. Scarlett], Director

REFERENCE: Oregon Structural Specialty Code Chapter 7
Oregon Residential Specialty Code Chapter 3

SUBJECT: Exterior Wall and Opening Protection at Commonly-Owned Private Rights-of-Way and Other Tracts

QUESTION: Can the provisions for exterior wall and opening protections that are allowed for building walls fronting on public streets or public open space be applied to building walls and openings that front on a private rights-of-ways or other tracts that are held in common ownership by multiple parties?

RESPONSE: Yes. The fire resistance rating and the protection of openings in exterior building walls which front on a private right-of-way or other tract space that is held in common ownership by multiple parties may be the same as specified in Chapters 6 and 7 of the Oregon Structural Specialty Code when the following conditions are met.

1. The area is a private right-of-way or tract as defined in PCC Title 33, Zoning Code.

2. The private right-of-way or other tract has been legally established through a land division process that complies with the Zoning Code. Refer to the Private Rights-of-Ways Permanent Rule for standards for creating and constructing private rights-of-ways.

3. The private right-of-way or other tract and abutting development shall meet fire department aerial access requirements as determined by the Fire Marshal’s Office.
4. The private right-of-way or other tract shall be a minimum of 15-feet wide.

5. The center line of the private right-of-way or other tract 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 Chapters 6 and 7 of the Oregon Structural Specialty Code.