Committee Action Hearing Results

Committee Action: **Approved as Submitted**

Committee Reason: The committee approved this proposed code change because they felt that a) it takes care of an important omission in the code related to fire sprinkler systems and b) it addresses the many ways in which jurisdictions adopt the code and modify sprinkler requirements.

Assembly Action: **None**

Individual Consideration Agenda

This item is on the agenda for individual consideration because a public comment was submitted.

Public Comment:

Jonathan Humble, representing American Iron and Steel Institute; Wayne Jewell, Green Oak Charter Township, representing self, requests Approval as Modified by this Public Comment.

Modify the proposal as follows:

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.~~ Common walls separating townhouses shall be assigned a fire resistance rating in accordance with Section R302.2 Item 1 or Item 2. The common wall shared by two *townhouses* shall be constructed without 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 the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

~~**Exceptions:**~~

1. Where a fire sprinkler system in accordance with Section P2904 is provided, ~~a~~ the common wall shall be not less than a 1-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.~~
2. Where a fire sprinkler system in accordance with Section P2904 is not provided, ~~a~~ the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263**.** ~~is permitted for townhouses where 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 1-hour fire resistance-rated wall as provided in Section R302.2, Items ~~Exceptions~~ 1 or 2.

Commenter's Reason: This public comment proposes to further modify RB79-13 as follows:

Deletion of the original charging language:
When this proposal was developed there was no longer a need to retain the reference to Section R302.1 and Table R302.1 as the proposed language now covers the fire resistance requirements in R302.2. As a result, we propose to delete that language as part of this modification since it is redundant and rely on the new text to articulate the fire resistance requirements for common walls.