

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.

Exception: If an automatic residential fire sprinkler is installed, a common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL263 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 Section R302.4.

R313.1 Townhouse Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. Townhouses constructed with a common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263 provided 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 for electrical outlet boxes shall be in accordance with Section R302.4.

2. An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

The delayed effective date of this Rule is January 1, 2012.
The Statutory authority for Rule-making is G. S. 143-136; 143-138.