

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Multiple Buildings on the Same Lot

Code: 2012 Building Code
Section: 503.1.2, 705.3, Table 602

Date: September 1, 2011

Question:

Is it allowable to have two or more buildings on the same lot close together without having to protect the exterior walls per Table 602?

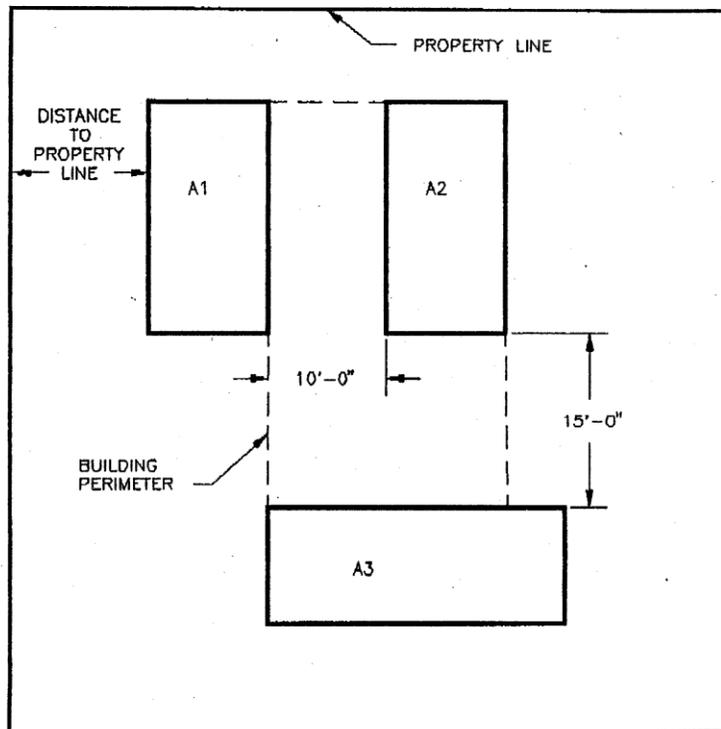
Answer:

Yes, under circumstances similar to the cases described below.

Case 1: Buildings built under the unlimited area provisions of section 507 may have multiple buildings on a site so long as all the buildings are built under the unlimited area provisions and are not otherwise required by code to be fire-resistant separated. The buildings then act as a single building and must meet the most restrictive requirements of Section 507.

Case 2: This interpretation is frequently used for mini-storage buildings and modular classrooms. The building area of two or more buildings on a lot may be added together. This total area may be used when entering Table 503 for the allowable building area. The building area does not include the air space between buildings. When determining the area increase per section 506 the building perimeter is determined by drawing an outline around all the buildings on the lot. The perimeter includes the open space.

MINI STORAGE BUILDING



$$A_{TOTAL} = A1 + A2 + A3$$

Keywords:

Exterior walls, rated walls,
separation distance