

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Condominium and Applicable Codes

Code: 2012 Building Code
Section: 310.1

Date: September 1, 2011

Code: 2012 Residential Code
Section: R101.2

Question:

May a building containing three or more "condominiums" be constructed in conformance with the NC Residential Code?

Answer:

The Residential Code applies to one-and two-family dwellings and townhouses not more than three stories in height.

Examples:

- One single-family dwelling constructed on a property
- One "duplex" dwelling constructed on a property
- A row of townhouses constructed on separate properties

The Building Code applies to other Group R uses that exceed the scope of the Residential Code.

Examples:

- A dwelling or townhouse that exceeds three stories in height
- A building containing three or more dwellings on a single property

The term "condominium" is neither defined by nor referenced in the NC Residential Code (NCRC) or in the NC Building Code (NCBC). "Condominium" is a real estate term used to describe a form of ownership. Code requirements are not applicable to the units based on their real estate definition but are based on whether they meet the scope of the NCRC as described in Section R101.2.

Also refer to the definition for "townhouse" in NCRC Section R202.1. If they meet the scope of Section R101.2 and the definition of "townhouse" in Section R202.1, they may be constructed to meet the requirements of the NC Residential Code. Otherwise, the units must be constructed based on the requirements of the NC Building Code. Under the NCBC, the building(s) would fall into the category of one of the "Residential" occupancy classifications included in Chapter 3 (generally and most often, R-2). All applicable requirements for the occupancy class apply.

Keywords:

Automatic fire protection sprinklers