

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Garage Separation from Habitable Rooms Above

Code: 2012 NC Residential Code
Section: R302.6 and Table R302.6

Date: July 24, 2012
Rev.: February 17, 2017

Question:

My home was constructed prior to the 2012 NC Residential Code (NCRC) and has an unfinished space above the garage. The garage ceiling separation meets the code requirements in place at the time it was constructed but does not meet the current requirement of being a minimum 5/8-inch Type X gypsum board or equivalent. If I now finish off the space above the garage, will I need to rework the garage ceiling to meet the current code separation requirements?

Answer:

For dwelling units constructed prior to the 2012 code edition effective date (January 1, 2012), ½" or greater existing gypsum on the bottom side of the garage ceiling shall be acceptable. Joints shall be taped. See Table R302.6 footnote "a" located in the 2015-2017 Approved Cumulative Amendments (Effective 1/1/2017) on the OSFM website page Engineering and Codes, Code (Current and Past).

Keywords:

Bonus room, attic