

Fire Separation Distance Compliance for Residential Master Plans

(Sprinklered One- and Two-Family Dwellings and Townhouses)

This form must be incorporated onto the cover sheet of all master plans.

SECTION I: Declare minimum fire separation distance:

The minimum fire separation distance for exterior walls of all structures constructed with these plans is:

_____.

SECTION II: Requirements for exterior walls with a fire separation distance of less than 3 feet:

1. Exterior walls shall be of one-hour fire resistive construction, tested in accordance with ASTM E119 or UL 263 with exposure from both sides. See detail(s) _____ on sheet(s) _____.
2. All projections are prohibited to encroach to within 2 feet of the line used for fire separation distance in all cases. All projections with a fire separation distance less than 3 feet shall be provided with one-hour fire-resistive construction on the underside*.

See detail(s) _____ on sheet(s) _____.

***Alternative compliance to item 2; eaves with fire separation distance between 2 and 3 feet:**

The eaves will be provided with fire blocking from the wall top plate to the underside of roof sheathing in lieu of one-hour protection on the underside. Mark "X" if applicable _____.

The gable-end rake wall will not be provided with vent openings in lieu of one-hour protection on the underside of the barge rafter assembly. Mark "X" if applicable: _____.

3. Openings in walls are prohibited.
4. Penetrations in exterior walls shall comply with CRC, section 302.4.
See note(s)/detail(s) _____ on sheet(s) _____.

SECTION III: Requirements for exterior walls with a fire separation distance of 3 feet or more:

1. All projections are prohibited to encroach to within 2 feet of the line used for fire separation distance. All projections with a fire separation distance less than 3 feet shall be provided with one-hour fire-resistive construction on the underside*.

See detail(s) _____ on sheet(s) _____.

***Alternative compliance to item 1; eaves with fire separation distance between 2 and 3 feet:**

The eaves will be provided with fire blocking from the wall top plate to the underside of roof sheathing in lieu of one-hour protection on the underside. Mark "X" if applicable _____.

The gable-end rake wall will not be provided with vent openings in lieu of one-hour protection on the underside of the barge rafter assembly. Mark "X" if applicable: _____.

2. No requirements for fire-rated wall construction. Openings and penetrations are unlimited.

SECTION IV: Subdivisions which are MAPPED to comply with CRC, table 302.1(2), footnote a:

1. The fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot is MAPPED to provide a setback yard where no structures can be built that is 6 feet in width or more on the opposite side of the property line. Mark "X" if applicable: _____.