



DEPARTMENT OF ADMINISTRATIVE SERVICES

August 25, 2023

I-23-01

Michael Weissbrod, AIA
Vice President
Crosskey Architects
750 Main Street, Suite 150
Hartford, CT 06103

Request for Formal Interpretation of the 2022 Connecticut State Building Code

Mr. Weissbrod,

You have requested a formal interpretation related to Sections R302.1, R302.2.2, and Table R302.1(1) the 2021 International Residential Code portion of the 2022 Connecticut State Building Code with the following questions related to the fire separation requirements for townhouse common walls and allowable openings in walls.

Question #1:

Please confirm that the 2-hour common walls are satisfactory as shown and do not require any extensions. The 2021 IRC is clear with respect to vertical projections (i.e. parapets), but not clear on horizontal projections. Section R302.2.2 does not seem to shed any light to this particular instance. We assume that the 2-hour common walls would terminate at the exterior sheathing as noted on the plans.

Answer #1:

Yes, as noted in Section R302.2.2, common walls in townhouses shall “extend to and be tight against the exterior sheathing of the exterior walls.” Alternatively, this section also allows you to terminate your common wall to the inside face of the exterior walls without stud cavities (such as a masonry or concrete wall). You can also terminate the common wall to the inside face of the exterior wall with a stud cavity, as long as the stud cavity between the finished sheathing and the exterior sheathing is filled with a minimum of two (2) 2-inch wood studs, as noted in the Exception.

Question #2:

Assuming our interpretation of #1 is correct, we assume that any exterior walls not perpendicular to property lines AND within 5 feet of the property line would be required to be 1-hour rated (from each side). These areas are depicted as dashed green and dashed blue lines on our plans.

Answer #2:

Correct.

Question #3:

Please confirm that unrestricted window/door openings are allowed as shown on our plans (yellow dashed line areas). Per IRC commentary figure R302.1(3), we believe that no restrictions would apply.

Answer #3:

Unrestricted openings are allowed on walls that are perpendicular to the lot line as noted in Exception 1 of Section R302.1.

Question #4:

Please confirm if window/door openings would be restricted in areas shown on our plans (blue dashed line areas). Per IRC commentary figure R302.1(2), we believe that restrictions might apply.

Answer #4:

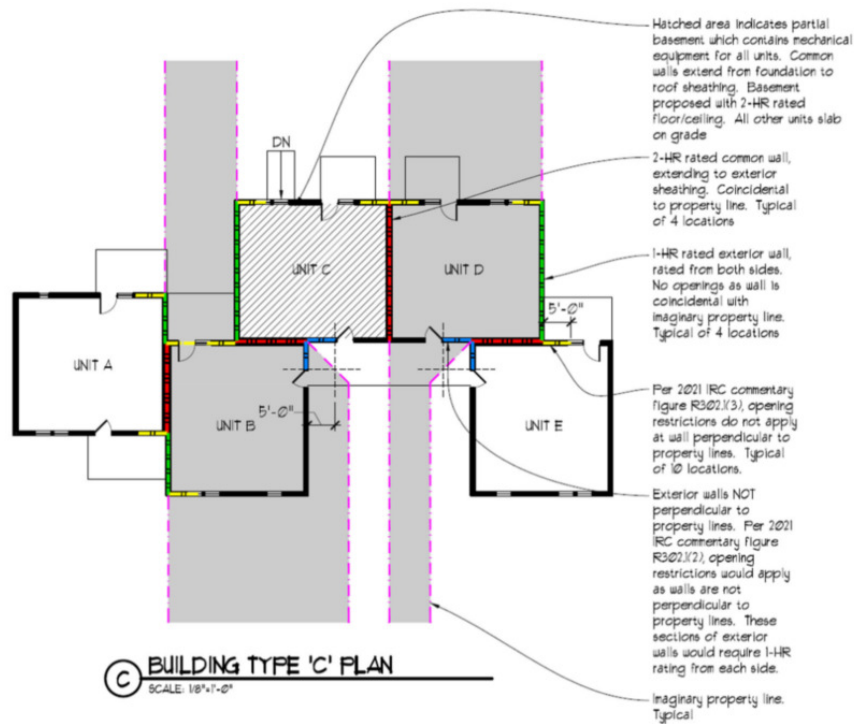
Openings are only restricted from being located less than 3 feet from the property line not 5 feet. Therefore, windows are allowed as close as 3 feet from the property line.

Question #5:

We also would like clarification if we meet the intent of a "townhouse" unit as there will be a partial basement with equipment that services all units within the structure. See figure on following page for clarification.

Answer #5:

If the wall extends all the way to foundation and up to roof deck, this meets the intent of the townhouse definition as described.



Sincerely,

Omarys Vasquez, AIA NOMA
State Building Inspector