

Code Review

Feb 10, 2014

## Munjoy Heights

# Buildings A,E,F

IRC 2009

NFPA 101 2009

3 floors above grade

502.1

Sprinklers

R313

NFPA 13R Sprinkler system required in Townhouses

NFPA 13R

Occupant Load

24.1.7

No Occupant Load Requirements

Use Group(s)

24.1

One and Two Family Dwelling

Construction Type

5B - combustible unprotected

V (000) combustible unprotected

Building Height

101.2

Scope includes 'townhouses not more than three stories above grade plane in height with a separate means of egress'

Building Area

Building Elements

24.1.6

No Minimum Construction requirements

Townhouse				8.2.1.3	Considered Separate Bldgs with 2 hr FireBarrier
Parapet					
	R302.2.2	Parapets - Not required if roof has a Class C roof covering, and fire retardant wood for 4' each side of wall, or 5/8" type X GWB tight against underside of roof deck with 2x ledgers supporting for 4' on each side of wall.			
Separations					
	R302.6	1/2" gwb on walls between Garage and Living and 5/8" type X on ceiling of garage with space above			
	R302.5	20 minute door from garage to living space	8.6.5	1 hr fire rated shafts for a 3 story building	
	R302.2	Townhouses - 1 hour separation wall between each townhouse (no plumbing or mechanical in wall, ducts or vents.			
	R302.2.4	Structural Independence - not required as each is separated by 1 hr wall			
Distances and Exits					
			24.2.2.1.2	Second means of escape not required with 13R	
			24.1	Not found in 1 and 2 family	
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Unprotected Openings	R302.1	Exterior walls with less than 5 separation distance = 1hr rated Openings 25% unprotected with 3' separation, unlimited at 5' separation			
Egress Windows	R310	Required from Bedrooms	24.2.2.1.2	Second means of escape not required with 13R	
Egress Stairs			24.2.5.4	36" min. stair width	
	311.7.1	36" min Stair width	7.2.2.2.1.2(B)	44" min. over 50 occ.	
	311.7.1	Handrails can protrude into stair 4.5" max	7.2.2.2.1.2	Handrails can protrude into stair 4.5" max	

