

3302.4 Firewall construction for Type III and Type V construction. For buildings of Type III and Type V construction, where fire walls complying with Section 706 are provided, the fire walls shall be constructed and completed at each story before other walls or partitions are constructed for the story and before the story or roof above the story is constructed.

Exception: Horizontal lengths of interior or exterior wall that are not part of the fire-resistant-rated fire wall may be constructed to provide horizontal stability for the fire wall. The length of such supporting walls is limited to the height of the story until the fire wall of the story above is completed or the horizontal assembly above the story is completed.

Will this proposal change the cost of construction? Decrease [] Increase [X] No []
Will this proposal increase to the cost of a dwelling by \$80 or more? Yes [X] No []
Will this proposal affect the Local or State funds? Local [] State [] No [X]
Will this proposal cause a substantial economic impact (\geq \$1,000,000)? Yes [] No [X]

- Non-Substantial – Provide an economic analysis including benefit/cost estimates.
- Substantial – The economic analysis must also include 2-alternatives, time value of money and risk analysis.
- Pursuant to §143-138(a1)(2) a cost-benefit analysis is required for all proposed amendments to the NC Energy Conservation Code. The Building Code Council shall also require same for the NC Residential Code, Chapter 11.

REASON: This amendment is proposed to protect the public, construction workers, and emergency responders by reducing allowed building area for Group R-2 of Type III construction and further limiting the spread of fire in Type III and V construction during the construction process. This is in response to at least two major fires of this type in NC in the past few years.

The allowed building area is changed to the average between Type II and Type V construction. The logic is that Type III construction has a lot of combustible material within it even though the exterior walls are noncombustible.

By constructing the fire walls prior to completing a floor the fire wall has a chance of restricting the spread of fire throughout the building before emergency responders can be on site to possibly control a fire. The current code is only intending to address the safety of the occupants of the building after it is completed.

BCC CODE

CHANGES

Signature: Carl Martin

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FORM 11/26/19