

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Multiple Buildings on the Same Lot

Code: 2018 Building Code
Section: 503.1.2, 705.3, Table 602

Date: September 6, 2018

Question:

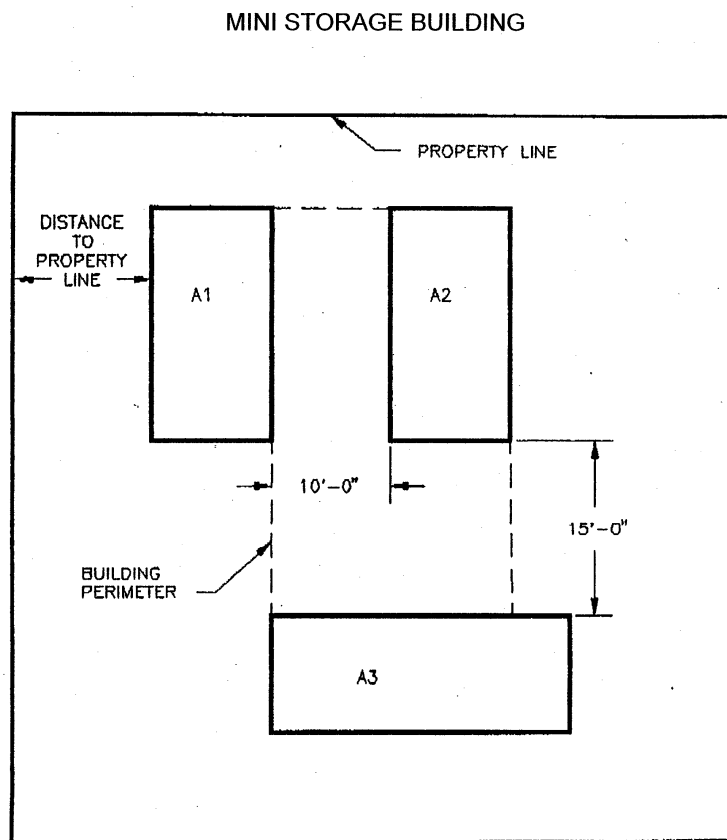
Is it allowable to have two or more buildings on the same lot close together without having to protect the exterior walls between the buildings per Table 602?

Answer:

Yes, under circumstances similar to the cases described below.

Case 1: Buildings built under the unlimited area provisions of section 507 may have multiple buildings on a site so long as all the buildings are built under the unlimited area provisions and are not otherwise required by code to be fire-resistant separated. The buildings then act as a single building and must meet the most restrictive requirements of Section 507.

Case 2: This interpretation is frequently used for mini-storage buildings and modular classrooms. The building area of two or more buildings on a lot may be added together. This total area may be used for the allowable building area from Table 506.2. The building area does not include the air space between buildings. Exterior walls not facing other buildings that are considered part of one building on the parcel must comply with the exterior wall rating requirements of Section 602 and Section 705. Determining which walls must comply with 602 and 705 is accomplished by establishing a "building perimeter" as shown in this figure.



Keywords:

Exterior walls, rated walls, separation distance