

**NC Department of Insurance  
Office of the State Fire Marshal - Engineering Division  
1202 Mail Service Center, Raleigh, NC 27699-1202  
919-661-5880**

**Unlimited Building Area and 60 Feet Open Space Requirement**

**Code:** 2012 Building Code  
**Section:** 507

**Date:** September 1, 2011

**Question:**

Can an adjacent property, parcel, easement or right of way be used to achieve the 60 feet width of public ways or yards for unlimited area buildings?

**Answer:**

Yes, an unlimited area building located on a site with less than 60 feet to a property line may use an adjacent property, parcel, street or easement to achieve the 60 feet required width when there is recorded, permanent deed or other legal restriction on the adjacent property, parcel, street, or easement that assures no buildings or structures will ever be located in that space.

**Keywords:**