

**NC Department of Insurance  
Office of the State Fire Marshal - Engineering Division  
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**Sprinklers in Townhouses Separated by Two 1-hour Walls**

**Code:** 2018 NC Residential Code

**Date:** April 10, 2019

**Section:** R313.1

**Question:**

In accordance with R313.1, Exception #1, townhouses may be constructed without a sprinkler system provided it is constructed with a common 2-hour fire-resistance-rated wall. Is the same exemption allowed if the townhouse units are separated by two 1-hour fire-resistance-rated walls?

**Answer:**

Yes. It is the intent of the code that townhouse units with a 2-hour separation are not required to be sprinklered. The two 1-hour rated walls are required to be rated from both sides.

**Keywords:**

Firewall, fire wall