

09-01-08

NEWS FROM THE BUILDING INSPECTORS

City of Winston-Salem

The following information is provided from the Building Inspection Department of the City of Winston-Salem.

Information and questions from builders:

In a townhouse what is the type of rated wall between units?

Each townhouse shall be considered a separate building and shall be separated by fire resistance rated wall assemblies meeting requirements of section R302 for exterior walls. (Exterior walls with fire separation distance less than 3' shall have not less than a one hour fire resistive rating with exposure from both sides). The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures. **Exception:** A common 2-Hour fire resistance rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.

When making a decision on design look in the UL listed book to get the correct fire resistance rated wall.

I would like to hear from you on any comments you have or concerns. Items you wish to discuss, please email me and we will respond to your questions and also we will include in each month's newsletter.

Please send any comments to olinwm@cityofws.org. We would like to hear from you.

Thanks,
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