

**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

Subject: EXTENDING STORIES IN IRC TOWNHOUSES

Approved: Ed Kocman , P.E., Interim Building Official

Number: DBCA R302.2

Effective Date: October 14, 2015

Page 1 of 6

Reference: 2011 DBCA Section R302.2 and 2009 IRC 302.2

Scope:

This policy applies to IRC Townhouses and establishes the provisions for opening protection, fire-resistance-rating of walls, fire-resistance-rating of soffits and the length of story/stories extending beyond the exterior walls of the floor below; based on fire separation distance.

Definitions:

Imaginary property line. A line extending from townhouse unit separation walls treated as an interior property line between townhouse units for the determination of the opening protection, exterior wall, and soffit rating.

Extending story. A story that extends beyond the exterior wall of the floor below.

Opening in exterior facing wall. The area beneath the floor framing of an *extending story* is considered an opening.

Fire separation distance. The distance measured from the *extending story* facing wall to the *imaginary* (or real) *property line*. The distance shall be measured at right angles from the face of the wall.

Policy:

The length of an *extending story* and the *opening in exterior facing wall* shall satisfy one of the following conditions defined by Case 1, Case 2, or Case 3, below. The length of the *extending story* shall be measured parallel to the *imaginary property line* from the exterior face of the floor below to the exterior face of the *extending story*.

Case 1. If the *fire separation distance* is less than three (3) feet, a fire-resistive rated one-hour wall assembly tested in accordance with ASTM E 119 or UL 263 for exposure from both sides, in the plane of and below the facing walls, shall extend down to a foundation and for the full length of the *extending story*. Additionally, the facing wall shall be of one-hour fire-resistive construction.

Case 2. If the *fire separation distance* is greater than or equal to three (3) feet and less than five (5) feet, the length of the *extending story* shall not be greater than one-third of the length of the first story unit separation wall. The soffit under the *extending story* shall be fire-resistance rated with not less than one layer of 5/8" Type X exterior gypsum sheathing, or equivalent. The facing wall shall be of one-hour fire-resistive construction. The *opening in exterior wall* beneath the *extending story* may be completely open beneath the soffit.

**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

Subject: EXTENDING STORIES IN IRC TOWNHOUSES

Approved: Ed Kocman , P.E., Interim Building Official

Number: DBCA R302.2

Effective Date: October 14, 2015

Page 2 of 6

Case 3. If the *fire separation distance* is greater than or equal to 5 feet, the *extending story* facing wall is not required to be of fire-resistive construction, there is no limit on the length of the *extending story* beyond the exterior wall of the story below, and the opening beneath the *extending story*, facing the *imaginary property line*, may be unlimited.

Figures:

The four figures on pages 3 through 6 provide a visual guide to the language described in the Policy section above for Case 1, Case 2, and Case 3.

**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

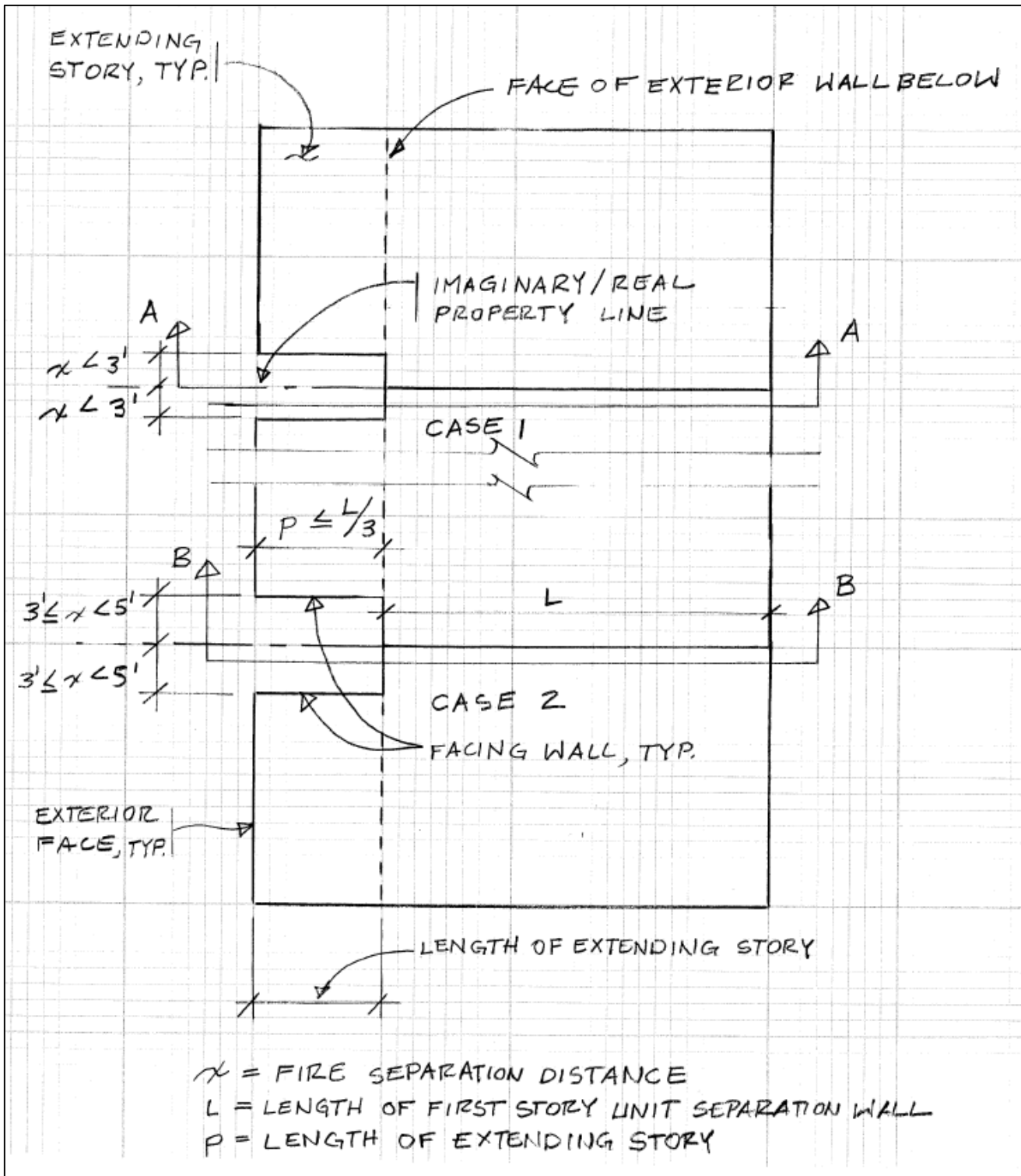
Subject: **EXTENDING STORIES IN IRC TOWNHOUSES**

Approved: **Ed Kocman , P.E., Interim Building Official**

Number: **DBCA R302.2**

Effective Date: **October 14, 2015**

Page 3 of 6



CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY

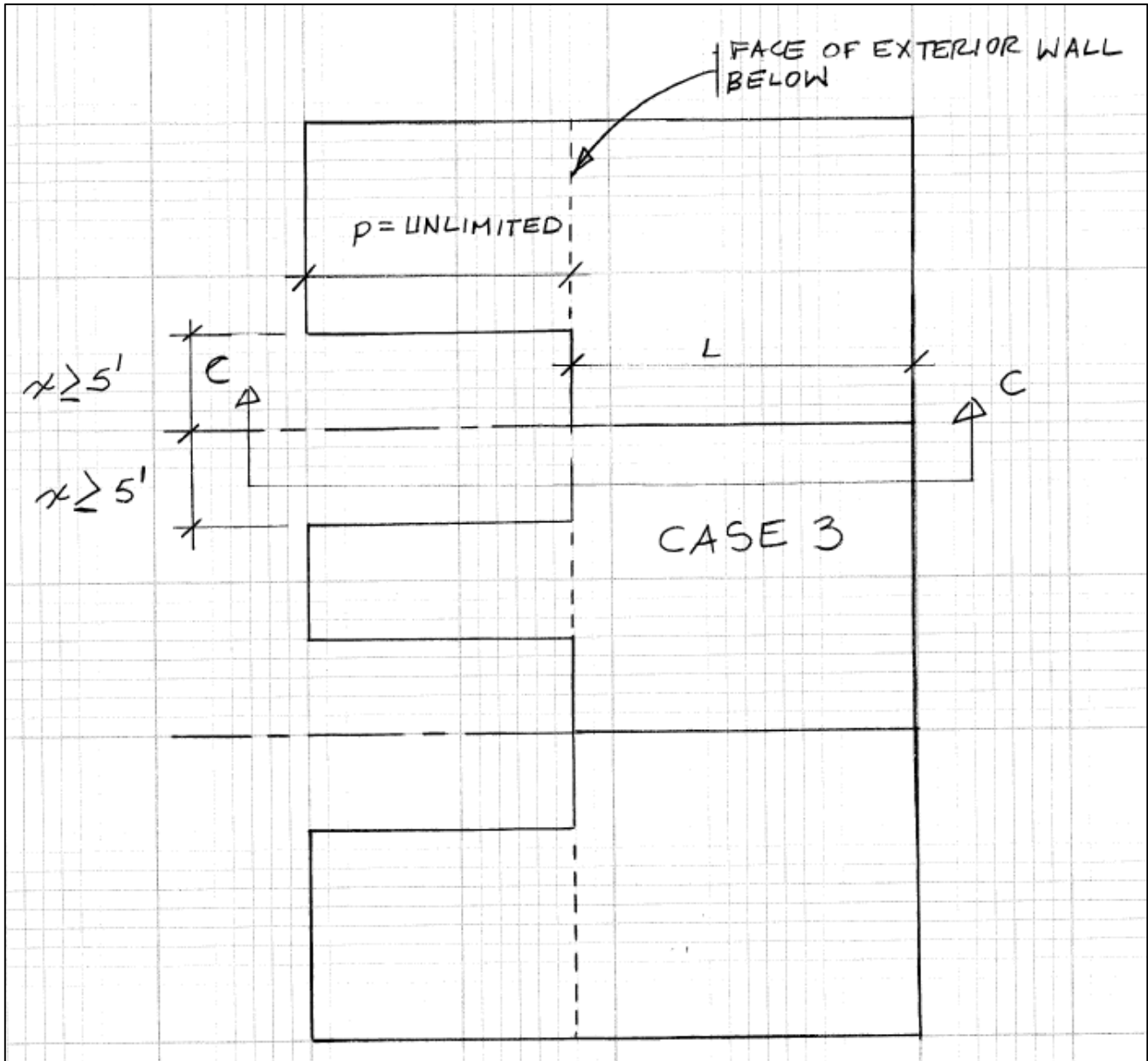
Subject: EXTENDING STORIES IN IRC TOWNHOUSES

Approved: Ed Kocman, P.E., Interim Building Official

Number: DBCA R302.2

Effective Date: October 14, 2015

Page 4 of 6



**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

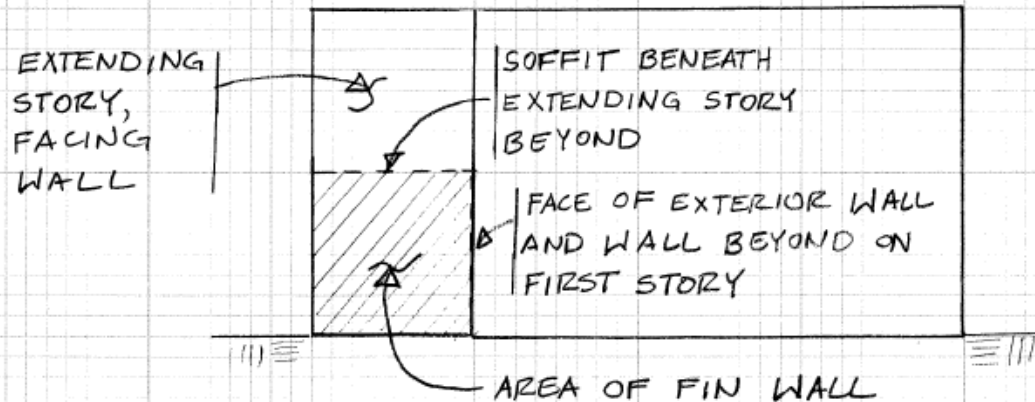
Subject: **EXTENDING STORIES IN IRC TOWNHOUSES**

Approved: **Ed Kocman , P.E., Interim Building Official**

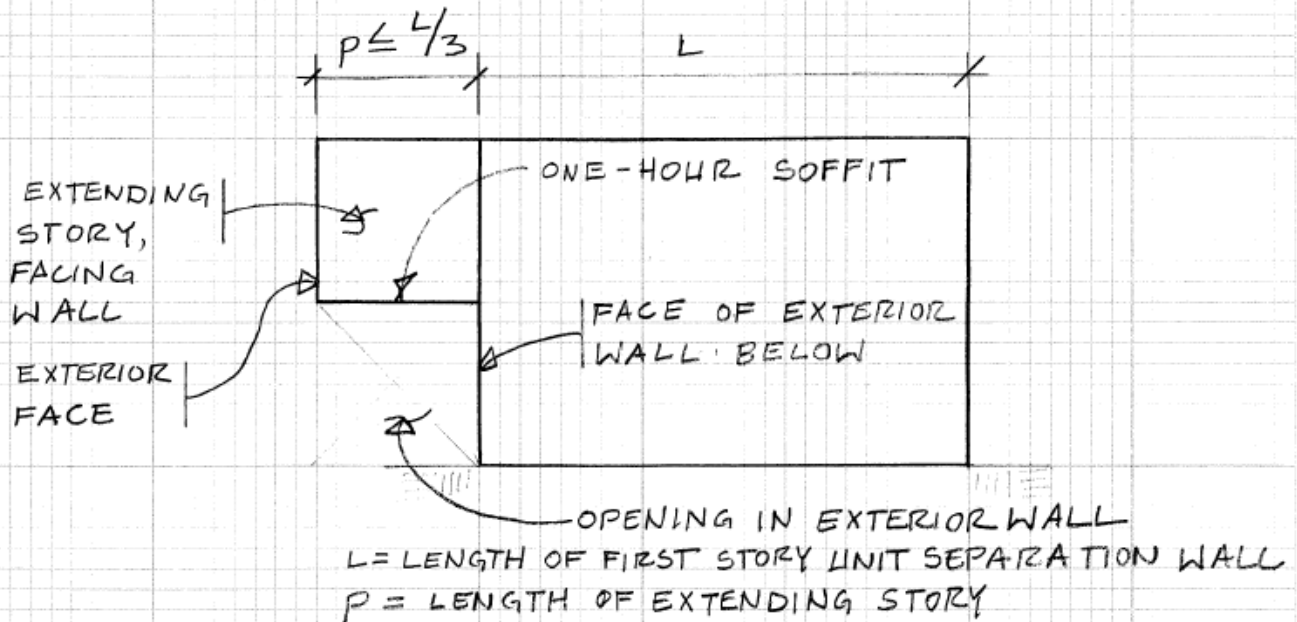
Number: **DBCA R302.2**

Effective Date: **October 14, 2015**

Page 5 of 6



SECTION A - A - CASE 1



SECTION B - B - CASE 2

CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY

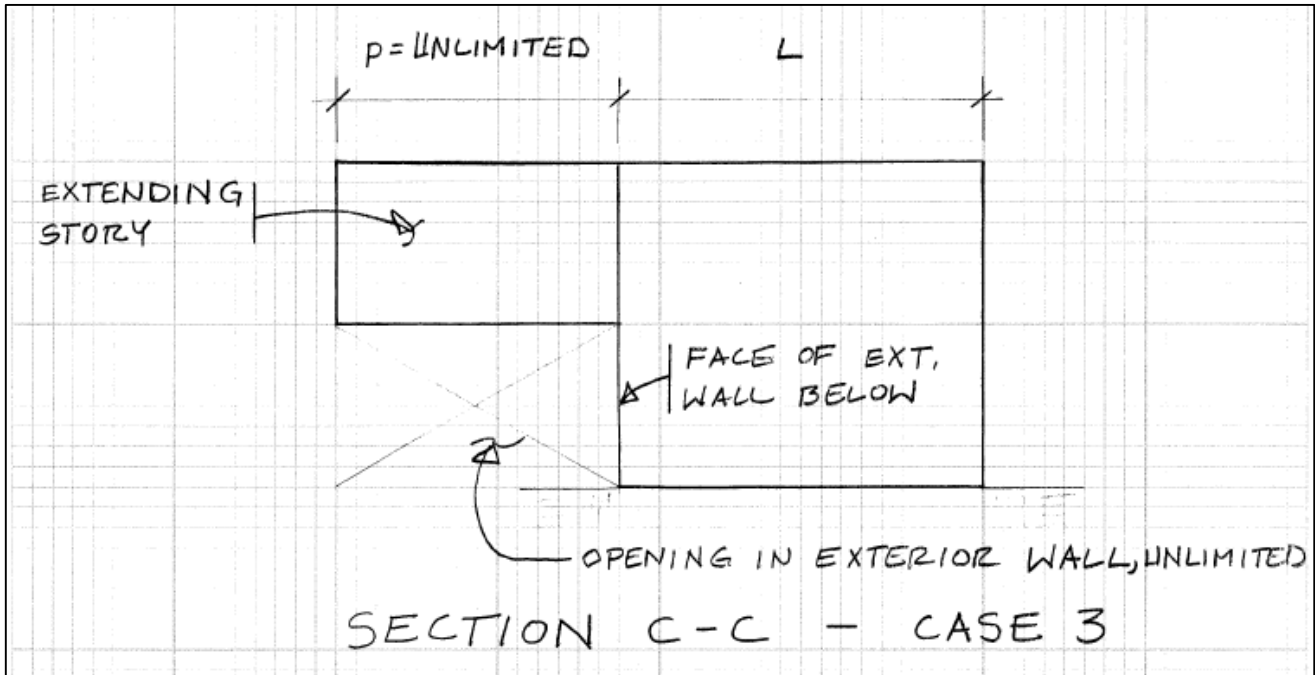
Subject: EXTENDING STORIES IN IRC TOWNHOUSES

Approved: Ed Kocman, P.E., Interim Building Official

Number: DBCA R302.2

Effective Date: October 14, 2015

Page 6 of 6



END OF DOCUMENT