

Committee Supported Responses for July QOM

1. A Type V-A building has a 2-hour fire wall intersected by a 1-hour wall. Both walls are wood-framed. The architectural drawings include a typical wall section showing two layers of $\frac{5}{8}$ " Type X gypsum board applied to each side of the 2-hour wall and only one layer for the 1-hour wall. The architectural drawings do not detail the wall intersection, but the structural drawings have a typical intersection detail showing framing at the intersection. According to the detail, the framing of the 1-hour wall would interrupt the gypsum fire-resistive membrane of the 2-hour wall. Does this comply with the code?

Yes

No

COMMITTEE RESPONSE: **No.** We discussed this issue with a senior staff member at ICC. He stated that although technically the two-hour membrane should be continuous, the construction as described is common. However, the Code Review Committee believes that the letter of the code requires that the membrane be continuous through the intersection. We could not find a listed design for a joint system between wood and gypsum, but a system may exist. Any items within the one-hour wall that penetrate the membrane of the two-hour wall should be fire-stopped to comply with Section 712.

2. A retired couple restored a historic Victorian house into a bed and breakfast with five guest rooms in addition to their own room. They had a permit for the restoration, but not to use it as a bed and breakfast. Now they want to move across the street and convert their room to another guest room.

What is the Occupancy Group for the existing building?

2a R-1

2b R-2

2c R-3

What accessibility provisions, if any, apply to the existing building?

2d None

2e Chapter 11A

2f Chapter 11B

What accessibility provisions, if any, apply to the remodeled building?

2g None

2h Chapter 11A

2i Chapter 11B

COMMITTEE RESPONSES:

2a Section 310.1 classifies residential use of a transient nature such as a boarding house as R-1 Occupancies.

2d Section 202 defines "Public Accommodation" to exclude "a lodging house located within a building that contains not more than **five** rooms for rent or hire and that is actually occupied by the proprietor of such establishment as the **residence of such proprietor**". Therefore, the existing building is an R-1 Occupancy, but not a public accommodation subject to the accessibility provisions of Chapter 11B. The guest rooms might not meet the definition of "dwelling unit" as defined in Section 202; however, Section 1107A defines "dwelling unit" differently for use with Chapter 11A. This case would meet the definition of "covered multifamily dwellings" in Section 1107A, but as a building existing prior to March 13, 1991 would be exempt from accessibility requirements.

2i The remodeled building (more than 5 rooms for rent) or even if the proprietor moves out, becomes a "public accommodation" as per Section 202. Therefore, Chapter 11B applies.