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DEPARTMENTAL MEMORANDUM

TO: Division of Housing and Building Staff
CC: Fire Marshal Tim Dunphy
FROM: Michael Molinski
DATE: January 7, 2016
SUBJECT: Rule change for fire-resistance rating of detached garages

At its meeting on December 4, 2015, the Board of Building Standards adopted amendments to the Ohio Building Code, Ohio Plumbing Code, Ohio Mechanical Code, and the Residential Code of Ohio effective January 1, 2016.

One of these rule changes specifically affects the fire rating requirements for walls of detached garages. Section RCO 302.1 Exterior Walls states: "Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table 302.1."

Exception #6 was added and reads:

6. *Detached garages accessory to a dwelling with an exterior wall located greater than or equal to 3 feet from a lot line.*

Section RCO 302.1 goes on to state:

Where referenced in this code, an unoccupied space on an adjoining property may be included in the required fire separation distance, provided that the adjoining property is dedicated or deeded so as to preclude, for the life of the structure, the erection of any building or structure on such space. (see Section 3781.02 of the [Ohio] Revised Code)

Zoning for residential districts in the city of Lakewood requires minimum side and rear yards setbacks from the property lines of 18 inches for wood framed accessory structures. The space dedicated to this setback on both sides of the lot line shall furthermore be included in determining fire separation distance. In situations where an existing structure on an adjacent parcel is within the setback currently required, a new garage must be 3 feet from the existing structure or comply with the fire resistance rating requirements of Table 302.1.

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure <i>from</i> both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section 302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.

Provided the new garage is built in accordance with the required 18 inch zoning setback, exterior walls are no longer required to be fire-resistance rated. Projections such as roof eave or rake overhangs are also affected by this change. Projections may extend from the exterior wall up to 12 inches, but any overhang over 6 inches out from the wall must have a 1-hour fire resistance rating on the underside. In no case shall a projection or attached gutter extend over a property line.

Applicable codes can be referenced online at <http://codes.iccsafe.org/Ohio.html>, though at the time of this writing, these most recent changes have not been incorporated in to the online version of the code. This rule change and others can be found at http://www.com.ohio.gov/documents/dico_ResidentialCodeAmendEffJanuary2016.pdf

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