

From: [Jeremy Larson](#)
To: [Chace Pedersen](#)
Subject: RE: VA-24-00002 Dunckley - Notice of Application
Date: Friday, October 18, 2024 4:16:16 PM
Attachments: [R302.1 Fire Separation with Commentary Figures.pdf](#)

Chace,

Thank you for the opportunity to provide comment on this application. A building permit will be required to remodel the structure and bring it into compliance with current building codes. Due to the high snow load at the parcel, building plans will be required to be prepared and stamped by a Washington State licensed architect or engineer.

Due to the close proximity to the property line, additional fire separation is required. Openings in walls are not allowed if the property line is less than 3 feet from an exterior wall. Roof overhangs or any projections are not allowed less than 2 feet from a property line. Additional fire resistance rated construction is required for walls that are less than 5 feet from a property line or less than 3 feet if the structure has an automatic sprinkler system.

Residential Building Code fire separation requirements are attached to this email. I encourage the applicant to reach out to me with any questions they may have!

Thanks,

-Jeremy

Jeremy Larson, CBO
Building Official

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To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc->

**TABLE R302.1(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 E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

**TABLE R302.1(1)
EXTERIOR WALLS
No Change to the Table**

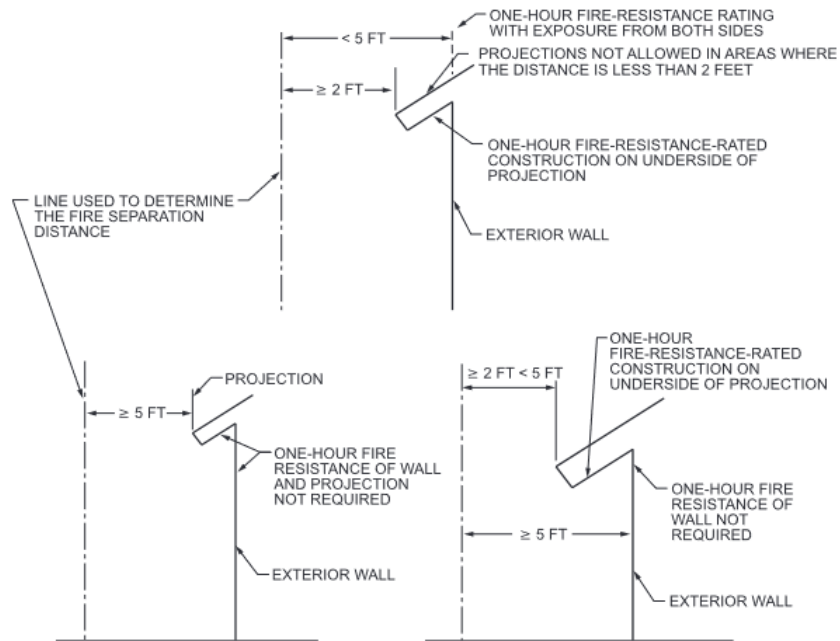
- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where ventilation openings are not installed in the rake overhang or in walls that are common to attic areas.

**TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the <i>International Building Code</i> with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{b, c}	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

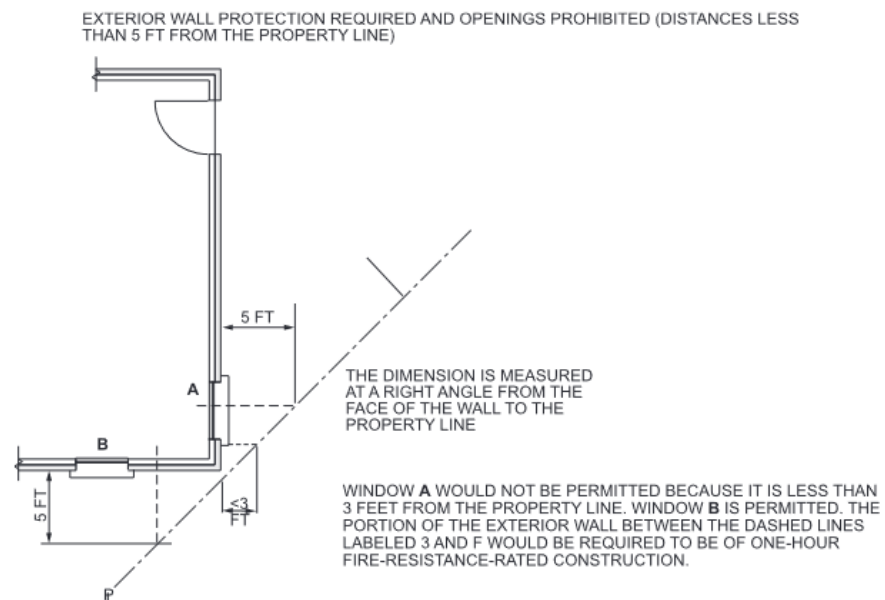
**TABLE R302.1(2)
EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS
No Change to the Table**

- a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for exterior walls not fire-resistance-rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where ventilation openings are not installed in the rake overhang or in walls that are common to attic areas.



For SI: 1 foot = 304.8 mm.

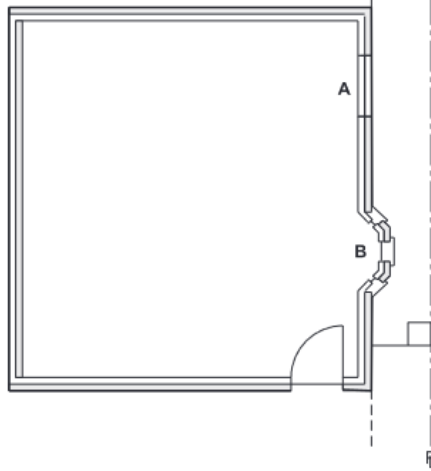
Commentary Figure R302.1(1)
EXTERIOR WALLS AND PROJECTIONS FOR DWELLINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS



For SI: 1 foot = 304.8 mm.

Commentary Figure R302.1(2)
EXTERIOR WALL FIRE-RESISTANCE-RATED REQUIREMENTS AND PROHIBITED OPENINGS FOR DWELLINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS

PROVISIONS DO NOT APPLY TO WALLS AT
RIGHT ANGLES TO THE PROPERTY LINE



THE WINDOW LABELED **A** IN THE PLAN IS ACCEPTABLE BECAUSE THE EXTERIOR WALL IS 3 FT OR MORE FROM THE PROPERTY LINE. THE BAY WINDOW LABELED **B** WOULD NOT BE ACCEPTABLE BECAUSE IT HAS A FIRE SEPARATION DISTANCE OF LESS THAN 3 FEET. THE EXTERIOR WALLS ADJACENT TO THE PROPERTY LINE WOULD NOT BE REQUIRED TO BE FIRE-RESISTANT RATED EXCEPT FOR THE PORTION THAT FORMS THE BAY WINDOW BECAUSE THE REMAINDER OF THE WALL IS AT LEAST 3 FT FROM THE PROPERTY LINE.

Commentary Figure R302.1(3)
**EXTERIOR WALL FIRE-RESISTANCE-RATED REQUIREMENTS AND
PROHIBITED OPENINGS FOR DWELLINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS**

EXTERIOR WALL ELEMENT (Not fire-resistance rated)	MINIMUM FIRE SEPARATION DISTANCE		
	Without Sprinkler System	With Sprinkler System	With Sprinkler System in all Dwellings of Subdivision and 6-foot Setback for Building on Adjoining Lot
Walls	5 feet	3 feet	0 feet
Projections	5 feet	3 feet	0 feet
Unlimited openings in walls	5 feet	3 feet	0 feet
Penetrations (no restrictions)	3 feet	3 feet	0 feet

For SI: 1 foot = 304.8 mm.

Commentary Figure R302.1(4)
MINIMUM FIRE SEPARATION DISTANCE COMPARISON (NONRATED CONSTRUCTION)