

Building Division Notification Regarding Building Code Amendments

11/18/22

Significant Change: R302.1 Exterior Walls	
Approved: Mario A. Sigala, PE, CBO	
Number: R202 & Chapter 2	Effective Date: January 1, 2023
Reference:	
<ul style="list-style-type: none">- 2022 California Residential Code- DCMC 15.10.120- DCMC 15.10.140	
Scope:	
Daly City Municipal Code Amendments related to exterior wall requirements for one- and two-family dwelling units.	
Summary of Significant Changes:	
Added the following clarifications for the application of Section R302.1: <ul style="list-style-type: none">- Added clarification for the minimum fire separation distance where multiple detached dwellings are permitted by land-use to be on a single lot.- Added clarification that all attached decks, other than those exempt from permits, are considered projections, and shall comply with Table R302.1.	
Relevant Definitions:	
DECK, ATTACHED: An exterior floor system supported on at least one side by the exterior wall of the adjoining structure and supported on the opposing side by posts, piers, or other support methods.	
FIRE SEPARATION DISTANCE: The distance measured from the building face to one of the following. <ol style="list-style-type: none">1. To the closet interior lot line2. To the centerline of a street, an alley, or public way3. To an imaginary line between two buildings on the lot The distance shall be measured at a right angle from the face of the wall.	
Daly City Amendment to R302.1 Exterior Walls	
Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory building shall comply with Table 302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).	
Daly City Amendment – For the purposes of this section, ATTACHED DECKS that are not exempt from permitting by Section R105.2 shall be considered projections for compliance. Construction, projects, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2). When multiple detached dwellings are located on a single lot, each detached dwelling shall comply independently with their respective table.	
Exceptions:	
<ol style="list-style-type: none">1. Walls, projections, openings, or penetrations in walls perpendicular to the line used to determine the fire separation distance.2. Walls of individual dwelling units and their accessory structures located on the same lot.3. Detached tool sheds and storage sheds, playhouses, and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.4. Detached garages accessory to a dwelling located within 2 ft (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).5. Foundation vents installed in compliance with this code are permitted.	

Table R302.1(1)
Exterior Walls

Exterior Wall Element		MINIMUM FIRE-RESISTANCE	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested accordance with ASTM E119, UL263 or Section 703.3 of the California Building Code 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
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
Penetrations	Unlimited	0 hours	5 feet
	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm

NA = Not Applicable.

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 gable vent openings are not installed.

Table R302.1(2)
Exterior Walls—Dwellings and Accessory Buildings with Automatic Residential Fire Sprinkler Protection

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested accordance with ASTM E119, UL263 or Section 703.2.2 of the California Building Code 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
Openings in walls	Not fire-resistance rated	0 hours	3 feet
	Not allowed	NA	< 3 feet
Penetrations	Unlimited	0 hours	3 feet ^a
	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm

NA = Not Applicable.

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, 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 gable vent openings are not installed.





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