



DEVELOPMENT SERVICES

To: DSD Associates
From: Michael Shannon, PE, CBO, Director and Building Official
Date: December 6, 2022

INTERPRETATION NUMBER: CI2023-001

TITLE: Separation Requirements for Two-Family Dwellings with Shared Covered Porches and Shared Covered Patios.

CODE EDITION: Currently Adopted International Residential Code

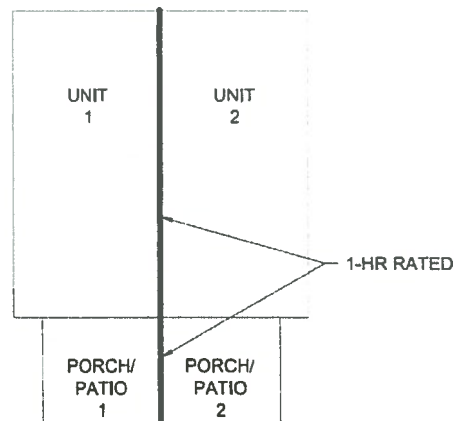
SECTION: R302.3 Two-Family Dwellings

QUESTION: Does the City of San Antonio consider a shared covered porch or shared covered patio as part of the overall Two-Family Dwelling?

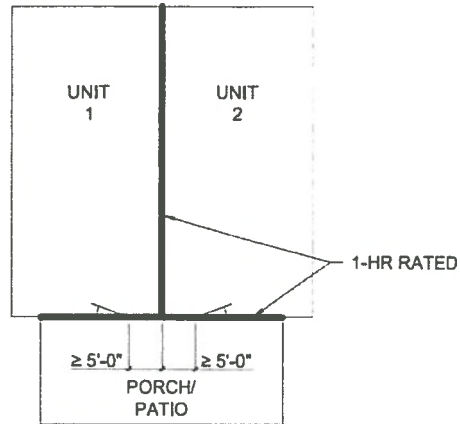
ANSWER: Yes. IRC, Section R302.3 indicates that dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire rated construction. Fire resistance rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

The provisions of the section also address the continuity of the separation, so that one dwelling unit is completely divided from the other. The City of San Antonio interprets a shared covered porch or shared covered patio as part of the overall two-family dwelling. To facilitate compliance with this section, one of the following options can be utilized:

Option 1: The separation must extend the outside edge of such covered porch or covered patio structures.



Option 2: The entire front or rear wall of the Two-Family dwelling must be 1-hour fire resistance rated. The openings in this wall must be at least 5 feet from rated wall dividing units.



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