



DEVELOPMENT SERVICES

To: DSD Associates
From: Michael Shannon, PE, CBO, Director and Building Official
Date: July 12, 2023

INTERPRETATION NUMBER: CI2023-002

TITLE: Rating of Structural Components Less Than 5 Feet from the Property Line or Line Used to Determine Fire Separation Distance for Carports, Covered Porches, or Covered Patios.

CODE EDITION: Currently Adopted International Residential Code

SECTION: R302.1 Exterior Walls, Table R302.1(1) Exterior Walls, and Table R302.1(2) Exterior Walls – Dwellings with Fire Sprinklers

QUESTION: Can I build a carport, covered porch, or covered patio less than 5 feet of the property line with unlimited openings if structural components of carports, covered porches, or covered patios are 1-Hour Fire Resistance Rated?

ANSWER: Yes. IRC, Table 302.1(1) requires exterior walls less than 5 feet from the property line to be 1-hour fire resistance rated. In addition, openings less than 5 feet but 3 feet or greater from the property line are limited to 25% and openings less than 3 feet from the property line are not allowed.

The City of San Antonio interprets that the requirements are intended for enclosed structures. If the carport, covered porch, or covered patio is 100% open and is less than 5 feet from the property line, one of the following options can be utilized:

Option 1: The entire structure must be fully non-combustible.

Option 2: Any components within 5 feet of the property line or line used to determine fire separation distance must be 1-hour fire resistance rated construction.

A handwritten signature in blue ink, appearing to read "M. Shannon", written over a horizontal line.

Michael Shannon, P.E., C.B.O.
Director and Building Official
Development Services Department