

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



NUMBER:

SUB-COMMITTEE: Ryan Clarkson (Livermore) and Frank Rainone (Sunnyvale)

APPROVAL DATE: DRAFT

REVISED DATE: 12-28-2007

SUBJECT: R-3 Occupancy - New openings/enlargement of existing openings in existing exterior walls

CODE REFERENCES:

2007 CBC; Table 704.8, Chapter 34, Section 3403, 3403.1

ISSUE:

The building code has historically permitted residential R-3 occupancies to have “unprotected openings” in exterior walls located 3’ or more from the property line.

The new code which went into effect (January 1st, 2008) moves this exception to 5’ from property line.

The question is how to regulate new window/door openings in existing walls, which are less than 5’ from property line.

**PROPOSED GUIDELINES/
INTERPRETATION:**

Chapter 34, Section 3403, regulates Additions, Alterations and Repairs. This new or enlarged opening is an alteration by definition (any construction or renovation to an existing structure other than repair or addition), and per Section 3403.1, this new work “shall comply with the requirements of the code for new construction.”

Per Table 704.8 openings are not permitted to 3’ from property line. Greater than 3’ to 5’ from property line the existing and new opening square footage shall not exceed 25% of the exterior wall in any story and shall be allowed to be unprotected (based on the interpretation of footnote “c” regarding the maximum 25% allowable openings).

The area of unprotected and protected openings greater than 5’ from property line is unlimited (based on footnote “g” of Table 704.8).

The existing wall construction will be allowed to remain as “non-rated”. The wall is existing and not subject to current code provisions for “new work” (based on Section 3403.1, Alterations shall comply with the requirements of the code for new construction).