Sprinklers in Townhouses Separated by Two 1-hour Walls

Code: 2018 NC Residential Code  
Section: R313.1

Date: April 10, 2019

Question:  
In accordance with R313.1, Exception #1, townhouses may be constructed without a sprinkler system provided it is constructed with a common 2-hour fire-resistance-rated wall. Is the same exemption allowed if the townhouse units are separated by two 1-hour fire-resistance-rated walls?

Answer:  
Yes. It is the intent of the code that townhouse units with a 2-hour separation are not required to be sprinklered. The two 1-hour rated walls are required to be rated from both sides.

Keywords:  
Firewall, fire wall