

1309.0317 SECTION R317, DWELLING UNIT SEPARATION.

Subpart 1. **IRC Section R317.1.** IRC Section R317.1 is amended to read as follows:

R317.1 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Exceptions:

1. A fire resistance rating of 1/2-hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) type X gypsum board and an attic draftstop constructed as specified in Section R502.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R317.1.1 Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R317.1, the supporting construction of such assemblies shall have an equal or greater fire-resistive rating.

Subp. 2. **IRC Section 317.2.** IRC Section 317.2 is amended to read as follows:

R317.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls.

Exceptions:

A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

R317.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, roof deck, or roof slab and shall extend the full length of the wall including wall extensions through and separating attached accessory structures. Separation shall extend through enclosed soffits, overhangs, and similar projections.

Subp. 3. **IRC Section R317.4.** IRC Section R317 is amended by adding a new section to read as follows:

R317.4 Sound transmission. Wall and floor-ceiling assemblies separating dwelling units, including those separating adjacent townhouse units, shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

R317.4.1 Airborne sound. Airborne sound insulation for wall and floor-ceiling assemblies shall meet a Sound Transmission Class (STC) rating of 45 when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating, or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings. Dwelling unit entrance doors, which share a common space, shall be tight fitting to the frame and sill.

R317.4.2 Structural-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within a structure shall have an Impact Insulation Class (IIC) rating of not less than 45 when tested in accordance with ASTM E 492.

R317.4.3 Referenced standards.

R317.4.3.1 ASTM E 90-04 Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements R317.4.1.

R317.4.3.2 ASTM E 492-04 (1996)e Specification for Laboratory Measurement of Impact Sound Transmission through Floor-Ceiling Assemblies Using the Tapping Machine R317.4.2.

Statutory Authority: *MS s 16B.59; 16B.61; 16B.64; 326B.101; 326B.106; 326B.13*

History: *27 SR 1475; 32 SR 12; L 2007 c 140 art 4 s 61; art 13 s 4*

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