Proposed amendment seeks to add new Appendix BP to Residential Code.
Working Document. Subject to Change

APPENDIX BP

THREE AND FOUR FAMILY DWELLINGS

BP101 Scope. *Three- and four-family dwellings* that comply with this appendix shall be permitted to be constructed in accordance with this code.

BP201 Definitions

COMMON EGRESS SPACE: a portion of the means of egress that is a shared space, with or without stairs, that serves more than one dwelling unit.

THREE- AND FOUR-FAMILY DWELLING: A single structure that does not exceed 6,000 square feet in gross floor area and contains three or four attached dwelling units that are not *townhouse units*.

BP301 General. Three- and four-family dwellings shall comply with all requirements of this code that are applicable to a two-family dwelling, except as modified by this appendix.

BP301.1 Engineered design. Where required by the code official, a structural design plan bearing the stamp of a licensed engineer shall be submitted with the permit application.

BP302 Dwelling Unit Separation. Dwelling units shall be separated from each other and from *common egress spaces* by fire-resistance rated assemblies in accordance with the requirements in Section R302.3, except that the reduced rating for automatic sprinklers shall not be permitted.

BP303 Common Egress Space. *Common egress spaces* shall comply with this section.

BP303.1. Means of egress. *Common egress spaces* shall comply with Section R318, as would be required for a dwelling unit.

BP303.2 Discharge. *Common egress spaces* shall discharge directly to the exterior of the building.

BP303.3 Fire resistance rating. *Common egress spaces* shall be separated from the remainder of the building interior by assemblies having a fire-resistance rating of 1 hour. Vertical assemblies separating common egress spaces from the remainder of the building interior shall extend from the top of the foundation or floor below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such assemblies shall be continuous through concealed spaces.

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BP303.3.1 Smoke-resistant construction. Fire-resistance rated vertical and horizontal assemblies separating *common egress spaces* from the remainder of the building interior shall be constructed in a manner that also limits the transfer of smoke.

BP303.3.2 Fire-resistance rated doors. Doors connecting a *common egress space* to dwelling units or other interior spaces shall be 45-minute fire resistance rated and gasketed to prevent smoke transfer. Such doors shall be provided with self-closing devices and shall be self-latching.

BP303.3.3 Air transfer openings. Ducts and air transfer openings shall not be permitted to penetrate walls, floors, or ceilings separating *common egress spaces* from dwelling units.

BP305 Habitable Attics. Habitable attics shall not be permitted above the third story.

BP306 Occupiable Roofs. Occupiable roofs shall not be permitted to serve more than one dwelling unit. Occupiable roofs serving one dwelling unit shall not be permitted above the third story.

BP307 Stacked Dwelling Units. Vertically stacked dwelling units shall comply with items 1 and 2 of R302.3.5, and not more than two dwelling units may be stacked vertically.

BP308 Use Of Stud Wall Cavities As Air Plenums. Stud wall cavities in walls that separate dwelling units and walls that enclose *common egress spaces* shall not be permitted to serve as air plenums.

BP309 Automatic Sprinkler System. An automatic sprinkler system shall be installed in *three and four family dwellings*.

BP309.1. Design and installation. Automatic sprinkler systems shall be designed and installed in accordance with NFPA 13D, except as follows:

1. Garages and carports attached to or located beneath a dwelling unit or *common egress space* shall be protected by residential or quick response automatic sprinklers designed to discharge at not less than 0.05 gpm/ft^2 density. Where three or more sprinklers are located in an attached garage, the design shall be limited to accommodating two operating sprinklers. Garage sprinklers shall be protected from freezing, and garage doors shall not be considered obstructions with respect to placement of sprinklers.

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2. If a *common egress space* is provided, the automatic sprinkler system design for the building shall be based on three operating sprinklers, and sprinklers shall be provided at each floor landing and beneath the lowest landing where the space is accessible for storage.

3. If the building is of wood construction, sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios located beneath a roof or deck that projects more than four feet beyond the exterior wall.

1. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within one inch (25 mm) to six inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

BP310 Smoke Alarms. If a *common egress space* is provided, smoke alarms in each dwelling unit shall connect to a notification appliance located in the common egress space.

BP311 Access Agreement. An access agreement shall be required which permits access to a dwelling unit owned or occupied by others for purpose of permitting a licensed contractor or code official to maintain or inspect fire and life safety systems. A copy of the agreement shall be submitted with the permit application.

BP312 Fire Flow. The required fire-flow for *three- and four-family dwellings* shall be calculated in accordance with Appendix B, Section B105.1 of the International Fire Code.

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