

Pikes Peak REGIONAL Building Department

CLARIFICATION:

Originally Posted: July 30, 2025

Two-UNIT DWELLINGS.

R302.3.1 - 2021 International Residential Code (IRC)

CODE AS WRITTEN:

2021 International Residential Code

R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

ADD one exception:

- 1) The required fire-resistance rating of exterior walls with a fire separation distance greater than or equal to 5 feet may be rated for exposure to fire from the inside face only.

CLARIFICATION:

Section R302.3.1 requires that supporting construction shall have an equal or greater fire-resistance rating than the floor assembly being supported, however it is silent on the required direction of fire exposure for that supporting construction. The intent of Section R302.3.1 is to protect load-bearing supporting construction for fire-resistance-rated floor assemblies from all potential sides of fire exposure. Interior load-bearing walls shall be rated on both sides as fire could occur anywhere within a dwelling unit. Exterior load-bearing walls need only be rated for exposure from the interior side of a dwelling unit. However, exterior supporting construction must also be evaluated in accordance with the exterior wall requirements of Table R302.1(1) or (2), and may require the exterior wall to be protected from the exterior as well.