CHAPTER 7
FIRE AND SMOKE PROTECTION FEATURES

SECTION 706.1
2009 Edition
IBC Interpretation 03-14
Issued 7-11-14
BU_09_03_14

706.1 General. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

REFERENCED SECTION:

706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.

> **Exception:** Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.7.3.1.

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Q: Is each "separate building" created by a fire wall (not a party wall) required to be provided with a separate sprinkler system with a separate fire sprinkler riser?

A: No.

Buildings separated by fire walls are considered separate buildings for the purposes of determining allowable heights and areas based on construction type and the need for various fire protection systems. Buildings which are commonly divided for building area limitations need not have a separate independent sprinkler system for each "building" on each side of the fire wall. When subdividing a building for building area limitations, this typically assumes the overall "structure" (the buildings on each side of the fire wall) is on the lot under the same ownership.

This does not apply to party walls.