HEBER CITY BUILDING DEPARTMENT
ACCESSORY APARTMENT CHECKLIST

Creating an apartment is more involved than locking a door between the main home and the proposed apartment. The building codes require that an added level of protection be established for the occupants of the respective dwellings. This includes additional fire safety and the ability of the occupants to control the conditioning of their space and the ability to shut off electrical service to their spaces in the event of an emergency. Therefore the following is required for all accessory apartment requests.

- Show how the required one hour fire separation is achieved.
  ½ hour if the entire building is fire sprinkled. See the International Residential Code for the specifics. (See below)
- Show how the electrical and mechanical services are controlled separately by the occupants of the respective dwelling units.

International Residential Code

R302.3 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 a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the *exterior wall,* and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exception:

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*D*.

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* draft stop constructed as specified in Section R302.12.1 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.

R302.3.1 Supporting construction. When 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.

Note: Existing ½" gypsum board has **no fire rating** in and of itself.

Ceilings can be fire rated using the information below whether over top of the existing ½ gypsum board or by removing the gypsum board.

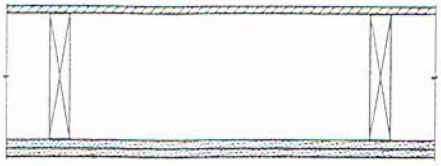
FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for wood framing, including trusses.**

NOTE: Engineered "I-joists" do not comply with this assembly requirement. I-joists must comply to different assembly methods.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72
Sound Test: Estimated

The walls separating the two dwellings and the bearing walls supporting the floor/ceiling assembly separating the two dwellings can be fire rated using the following information.

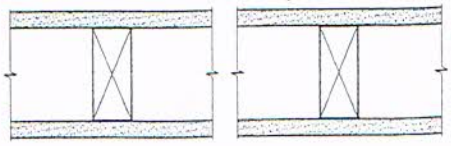
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3514	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.

Joints staggered 16" on opposite sides. **(LOAD-BEARING)**



Thickness: 4 3/4"
Approx. Weight: 7 psf
Fire Test: SWRI 01-4511-619, 8-19-92
Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)

Carefully evaluating the costs and difficulties in installing the required gypsum board may make putting in a fire sprinkler system actually more cost effective and less intrusive. However fire sprinkler systems must be throughout the entire building. (See exception #1 above.