

(Effective until July 1, 2023)

WAC 51-50-0705 Section 705—Exterior walls and projections.

705.1 General. Exterior walls and projections shall comply with this section.

705.2 Projections. Cornices, roof and eave overhangs, projecting floors above, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1405. Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.

EXCEPTIONS: 1. Buildings on the same lot and considered as portions of one building in accordance with Section 705.3 are not required to comply with this section for projections between the buildings.
2. Projecting floors complying with Section 705.2.4 are not required to comply with the projection limitations of Table 705.2.

705.2.4 Projecting floors. Where the fire separation distance on a lower floor is greater than the fire separation distance on the floor immediately above, the projecting floor shall have not less than the *fire-resistance rating* as the exterior wall above based on Table 602. The *fire-resistant rating* of the *horizontal* portion shall be continuous to the lower *vertical* wall.

705.2.5 Bay and oriel windows. Bay and oriel windows constructed of combustible materials shall conform to the type of construction required for the building to which they are attached.

EXCEPTION: Fire-retardant-treated wood shall be permitted on buildings three stories or less above grade plane of Type I, II, III or IV construction.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-021, § 51-50-0705, filed 10/9/20, effective 11/9/20; WSR 20-01-090, § 51-50-0705, filed 12/12/19, effective 7/1/20.]

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Table 705.5

Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance^{a,d,g,j}

Fire Separation Distance = X (feet)	Type of Construction	Occupancy Group H ^e	Occupancy Group F-1, M, S-1 ^f	Occupancy Group A, B, E, F-2, I, R ⁱ , S-2, U ^h
X < 5 ^b	All	3	2	1
5 ≤ X < 10	IA, IVA	3	2	1
	Others	2	1	
10 ≤ X < 30	IA, IB, IVA, IVB	2	1	1 ^c
	IIB, VB	1	0	0
	Others	1	1	1 ^c
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

^a Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.

^b See Section 706.1.1 for party walls.

^c Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.

^d The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

^e For special requirements for Group H occupancies, see Section 415.6.

^f For special requirements for Group S aircraft hangars, see Section 412.3.1.

^g Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.

^h For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

ⁱ For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

^j In a mixed occupancy building containing Group R-3 and Group U private garage, the exterior wall fire-resistance rating shall be as required for Group R-3.

Table 705.8

Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area ^a
0 to less than 3 ^{b,c,k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ⁱ	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d,e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ⁱ	15%
	Protected (P)	15%
5 to less than 10 ^{e,f,j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%
10 to less than 15 ^{e,f,g,j}	Unprotected, Nonsprinklered (UP, NS)	15% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	45%
	Protected (P)	45%
15 to less than 20 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) ⁱ	75%
	Protected (P)	75%
20 to less than 25 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{f,g,j}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit

Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area ^a
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

^a Values indicated are the percentage of the area of the exterior wall, per story.

^b For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.

^c For openings in a fire wall for buildings on the same lot, see Section 706.8.

^d The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.

^e Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.

^f The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.

^g The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.

^h Includes buildings accessory to Group R-3.

ⁱ Not applicable to Group H-1, H-2, and H-3 occupancies.

^j The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet or greater shall not be limited.

^k For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.

^l In a mixed occupancy building containing Group R-3 and Group U private garage, the maximum area of exterior openings shall be as required for Group R-3.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-094, § 51-50-0705, filed 6/14/22, effective 7/1/23; WSR 20-21-021, § 51-50-0705, filed 10/9/20, effective 11/9/20; WSR 20-01-090, § 51-50-0705, filed 12/12/19, effective 7/1/20.]