

**STATE OF OREGON  
BUILDING CODES DIVISION**

**STATEWIDE INTERPRETATION**

**No. AN103**

**2005 OREGON RESIDENTIAL SPECIALTY CODE**

**SUBJECT:** Additions and alterations of existing buildings and Fire-Wall requirements in non-sprinklered buildings.

**CODE SECTION:** Oregon Residential Specialty Code (ORSC) Sections AN103.2 and AN10103.3.2.

**CODE EDITION:** 2005 Edition

**DATE:** October 24, 2005

**QUESTION:**

1. Can the provisions in Appendix Chapter "N" of the 2005 ORSC be applied to additions and alterations of existing buildings that were constructed prior to ORSC coming into effect on April 1, 2005?
2. In a non-sprinklered building, is a 2-hour rated fire wall required when the building does not contain more than 8 dwelling units and the building area does not exceed 12,000 square feet?

**ANSWER:**

1. Yes. The intent of Appendix Chapter "N" was never to limit its application to structures that were built under its provisions only. A majority of Appendix Chapter "N" regulations are based on the 1998 OSSC or similar codes that were in place before the ORSC came into existence. So in most likelihood an existing structure having additions or alterations made to them would have been built to requirements that were similar to those of Appendix Chapter "N". In order for Appendix Chapter "N" provisions to be applicable to the additions and or alterations to existing buildings that were constructed prior to ORSC coming into effect on April 1, 2005, a code analysis would be required to establish that the existing building complies with Appendix Chapter "N" provisions.
2. No. In Section AN103.3.2, the first sentence (*Non-sprinklered buildings shall be provided with a minimum of one fire wall of not less than 2-hour fire-resistive construction*) is misleading. This sentence needs to be read together with the next sentence to grasp the intent of this section which is to limit the fire area to not exceed 12,000 square feet or eight dwelling units. So, if a non-sprinklered building contains more than eight dwelling units or is more than 12,000 square feet in total area, a fire wall of 2-hour fire-resistive rating would be required to limit the fire area to 12,000 square feet and to limit the number of dwelling units to eight.