



**Informal Interpretation Report
Number 6802**



Date July 25, 2011

Edition 2007

Section R310.1

Question:

Is it the intent of section R310.1 to prohibit (or to allow) the emergency escape and rescue opening of a residence to open into a neighbor's yard, if that neighbor's yard leads directly to a public way?

Answer

The Scenario as described is NOT allowed by code. The emergency escape and rescue opening and access to a public way must be under the control of the property owner, therefore completely within his/her property.

Commentary:

If it is indeed a "Townhouse" the zero lot line wall should not have any openings and should be a fire rated wall. FBCR R302 does not allow a window or door less than 3 feet from the property line.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.