



**Informal Interpretation Report
Number 8698**



Date November 14, 2022

Edition 2021

Section R302.2.4

Question:

Is it the intent of this section to require the front and rear walls of a townhouse to be structurally disconnected from the demising fire walls.

Answer

No. The intent of the code is that the party wall remains standing if a unit on one side collapses.

Commentary:

The party wall is structurally independent in that the collapse of construction on one side does not cause the party wall to collapse. Though NFPA 221 is not referenced in the FBC-R, it is the best source for describing the options for construction of the party wall. The traditional construction utilizing the party wall for support of floors/roofs and bracing of the front and rear walls is known as a Tied Fire Wall. Construction attached on one side of the wall restrains the party wall from failing when the construction attached on the opposite side collapses.

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.