



Date Filed: September 19, 2024

City & County of San Francisco
BOARD OF APPEALS

JURISDICTION REQUEST NO. 24-6

Date of request: **September 19, 2024.**

Holly Watts hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Site Permit, 2023/12/01/1816** by **Department of Building Inspection**, issued to: **Zhi Bin Mai**, for property at **4408 Ulloa Street and 2495 45th Avenue**, that was issued or became effective on **August 27, 2024**, and for which the appeal period ended at close of business on **September 6, 2024.**

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **October 9, 2024** at **5:00 p.m. in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** **The parties are encouraged to attend in-person but may also attend via the Zoom video platform.**

The **RESPONSE** to the written request for jurisdiction must be submitted by the permit holder(s) and/or department(s) **on or before 4:30 p.m. on September 30, 2024**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: boardofappeals@sfgov.org and julie.rosenberg@sfgov.org, with additional copies delivered to the opposing parties and departments on the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Given that there is a vacancy on the Board, three votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Name: Holly Watts

Address: 4418 Ulloa Street, San Francisco, CA 94116

Phone: 415-314-7380

Email: hollywatts@hotmail.com

Via Email

Signature of Requestor or Agent

From: [Holly](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Fw: Jurisdiction Request
Date: Thursday, September 19, 2024 12:52:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I saw the building permit in the front window of my neighbor's house, 2495 45th Ave. It said the appeal date was up till September 11th. Please see copy below of the permit.

I filed an appeal on the 11th. The next day I was informed that my time had run out as it was a 10 day, not a 15 day window, due to this being for a State ADU. The city has put the incorrect information on the Notice of Permit Issuance and this has taken away my rights to appeal.

Sincerely,

Holly Watts

PHONE NUMBER (415) 776-2872

FILED ON DECEMBER 1, 2023

ADDRESS 2495 45TH AVE

PERMIT NUMBER 20240822-1190L DATE OF ISSUANCE 08-27-2023

Any person who deems their interest or property, or the public interest, will be negatively affected by work performed under this permit MAY FILE AN APPEAL in person or through a representative with THE BOARD OF APPEALS at 49 South Van Ness Avenue, 14th Floor Suite 1475 WITHIN 15 DAYS from date of permit issuance. A \$175 fee is required at the time an appeal is filed. For more information, call (628) 652-1150 or visit www.sfgov.org/boa.

Building and demolition permits that are issued to Conditional Use (CU) authorization by the Planning Commission may not be appealed to the Board of Appeals (S.F. Charter Section 4.106(b).) Appeals of the underlying Conditional Use authorization may be made to the Board of Supervisors but the building or demolition permit may not be appealed to any City government body.

This notice is posted in accordance with Section 2, Part II, Chapter 1, Article III (Building Code Section 303 (f)); Sections 5 and 6, part III, Chapter 1, Article I of the San Francisco municipal code and with reference to Section 39 of the Charter of the City and County of San Francisco. (See San Francisco Building Code Section 106A.4.6)
For information about the issuance of this permit, visit DBI's Central Permit Bureau at 49 South Van Ness Avenue, 2nd Floor, Suite 200 or call (628) 652-3240.

LAST DAY FOR FILING NOTICE OF APPEAL

(15 CALENDAR DAYS FROM THE PERMIT ISSUANCE DATE)

SEPTEMBER 11, 2024

DO NOT REMOVE UNDER PENALTY OF FINE AND/OR IMPRISONMENT SFMC



San Francisco Department of Building Inspection (DBI) permit form. Includes fields for permit number (20240822-1190L), address (2495 45th Ave), and various fees. A handwritten '1' is visible in the 'Number of Units' field.

City and County of San Francisco

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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 9/11/2024 4:14:06 PM

Application Number: 202312011816

Form Number: 2

Address(es): 2380 / 019 / 0 4408 ULLOA ST
2380 / 019 / 0 2495 45TH AV

Description: ERECT A 2-STORY, TYPE 5, DETACHED REAR SINGLE FAMILY (ADU) STRUCTURE. MAIN SINGLE FAMILY HOUSE TO REMAIN.

Cost: \$150,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/1/2023	TRIAGE	
12/1/2023	FILING	
12/1/2023	FILED	
8/16/2024	APPROVED	
8/27/2024	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER

Name: OWNER

Company Name: OWNER

Address: OWNER * OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		12/1/23	12/5/23			12/5/23	SONG SUSIE	Administrative	12/1/23: EPR SUBMISSION. PENDING PAYMENT. SS
CP-ZOC		12/5/23	1/5/24			1/5/24	DONG MAGGIE	Issued Comments	1/5/24: Issued comments on Bluebeam; applicant has been notified - MD. 12/26/23: assign to planner; contact maggie.dong@sfgov.org - NF. 12/18/23: routed to manager for assignment.
CP-ZOC	1	5/2/24	5/8/24			5/8/24	DONG MAGGIE	Issued Comments	5/8/24: Issued comments on Bluebeam - MD.
CP-ZOC	2	6/25/24	7/10/24			7/10/24	DONG MAGGIE	Approved	7/10/24: Approved - One detached ADU per State ADU Program at rear of existing one-unit building. -MD.
BLDG		12/5/23	2/1/24			2/2/24	LO JAMES	Issued Comments	Plan Review comments issued in the Bluebeam session 2/2/24.
BLDG	1	5/2/24	5/7/24			5/7/24	LIU CHU	Approved	
BLDG		7/23/24	7/23/24			7/23/24	LIU CHU	Approved	
MECH		12/5/23	1/24/24			1/24/24	LAI JEFF	Issued Comments	1/24/2024-placed on hold pending comments on BB

MECH	1	5/2/24	5/17/24		5/17/24	LAI JEFF	Issued Comments	5.17.2024-placed on hold pending comments on BB-P C REsponse
MECH	2	6/25/24	7/10/24		7/10/24	LAI JEFF	Issued Comments	7/10/2024-placed on hold pending comments on BB-REVIT
MECH	3	7/26/24	7/26/24		7/26/24	LAI JEFF	Approved	7/26/2024-stamped approved on BB-20240726
SFFD		12/5/23	12/6/23		12/6/23	UNTALAN JAMES	Approved	12/6/23 Assigned to Insp. Untalan-CG Approved for Fire access only and if sprinklers are required provide water flow information. JDU 12/06/2023 james.untalan@sfgov.org
DPW-BSM		12/5/23	12/6/23		12/6/23	CHOY CLINTON	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BUF		12/5/23	4/5/24		4/5/24	NAWBARY SUSAN	Issued Comments	Apply for tree planting at www.sfpublishworks.org/plant-street-tree. Use our online application and upload the "Tree Planting and Protection Checklist". Request a planting and staking diagram by emailing urbanforestrypermits@sfdpw.org, and place diagram on plans with note indicating "24in. box species to be approved by PW-BUF". show trees per https://sfpublishworks.org/sites/default/files/Order_187246_Planting_Guidelines.pdf. Your checklist is incomplete. please download new version and submit with your online app.
DPW-BUF	1	5/2/24	5/3/24		5/3/24	NAWBARY SUSAN	Issued Comments	opt-to pay in-lieu, then decided to plant trees, see comments
DPW-BUF	2	7/29/24	7/29/24		7/29/24	NAWBARY SUSAN	Approved	planting 5 trees must be planted to ISA standard and approved spcies by Urban Forestry Staff via email confirmation.- updated 8/12/24 opted to pay in-lieu
SFPUC		12/5/23	12/6/23		12/6/23	GARCIA JOBEL	Approved	EPR - Capacity Charge not applicable per SB1069 and AB 2299, adding one ADU to a single family residence. - 12/06/23.
SFFD	1	5/2/24	5/2/24		5/2/24	UNTALAN JAMES	Approved	Approved REV for Fire access only and if sprinklers are required provide water flow information. JDU 05/02/2024. james.untalan@sfgov.org
DPW-BSM	1	5/2/24	5/14/24		5/14/24	CHOY CLINTON	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BSM		7/24/24	7/24/24		7/24/24	DENNIS RASSENDYLL	Issued Comments	Verify offical sidewalk width noted on BB session comments
DPW-BSM	2	7/29/24	7/29/24		8/5/24	DENNIS RASSENDYLL	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
SFPUC	1	5/2/24	5/7/24		5/7/24	GARCIA JOBEL	Approved	REStamp - EPR - Capacity Charge not applicable per SB1069 and AB 2299, adding one ADU to a single family residence. - 5/7/24.
SFPUC		6/26/24	6/26/24		6/26/24	GARCIA JOBEL	Approved	REStamp - EPR - Capacity Charge not applicable per SB1069 and AB 2299, adding one ADU to a single family residence. - 6/26/24.
CP-ZOC		7/15/24	7/15/24		7/15/24	DONG MAGGIE	Administrative	7/15/24: Do not route back to Planning. NSR has been recorded, doc no. 2024051684 on 7/11/24. -MD. 7/10/24: Prior to permit issuance, route back to Planning for final review of receipt of recorded Notice of Special Restrictions. Project Sponsor has been notified. -MD.
SFFD	3	7/30/24	7/31/24		7/31/24	UNTALAN JAMES	Approved	Approved REVIT Pan Check response 3 for Fire access only and if sprinklers are required provide water flow information. JDU 07/31/2024. james.untalan@sfgov.org
DFCU		7/31/24	7/31/24		7/31/24	BLACKSHEAR JOHN	Administrative	7/31/24: The DPW-Bureau of Urban Forestry entered a requirement to plant (5) trees. The project sponsor must contact DPW-BUF at urbanforestry@sfdpw.org or 628-652-8733 to have the planting inspected and signed off. This requirement must be completed before a final inspection can be scheduled with DBI.
PPC		12/5/23	12/5/23		8/7/24	LUA NATALIE	Administrative	8/8/2024: Invite sent to CPB to close out permit, SFUSD form updated;nl 8/7/2024: SFUSD form needs to be updated per CPB/BLDG plan checker, when ready, SFUSD form will be uploaded to project;nl 08/07/24 01:27 PM Invite sent to CPB to close out permit; KW 8/2/24: Emailed plan examiners to move the approval stamp from cover page to page 2; kw 7/31/24: Emailed applicant to update the drawing index (S1, S2, S2.1 & L1.00), include design professional stamp on Sheet A2.02, to confirm duplicated sheet G1.00 needed or not (qc ok); kw 7/31/24: Emailed DFCU for fee assessment; kw 7/30/24: Emailed SFFD to review and restamp revision set 20240726; kw 5/2/2024: Invite sent to plan checkers to review and stamp revision set;nl 12/5/2023: Invite sent to applicant to join BB session;nl 12/5/2023: Bluebeam session created, Invite sent to Planning, BLDG, MECH, SFFD, BSM< BUF and PUC to start electronic plan review;nl
CPB		8/7/24	8/16/24		8/27/24	CHENG ANITA	Administrative	08/27/24: ISSUED VIA EMAIL WITH BB LINKS AND JOB CARD. NOTICING BOARD PROVIDED, 15-DAYS 9/11/24. -AWC 08/27/24: INVOICE SENT. REC'D OWNER BUILDER AND GREEN HALO. -AWC 08/16/24: APPROVAL EMAIL SENT TO ARCHITECT, PENDING PAYOR INFO, GREEN HALO, OWNER BUILDER OR CONTRACTOR STATEMENT. -AWC 08/15/2024 SFUSD FEES APPLIED TO ISSUANCE S.C 8/8/24: NOT READY, EMAILED CPBREQUSST TO PROCESS AND FORWARD SFUSD SCHOOL FEE FORM TO BE CALCULATED. EMAILED BM & MR FOR NEW ADDRESS TO BE ADDED. -AWC

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Inspection Date	Inspection AM/PM	Inspection Code	Inspection Type	Description	Time Slots
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Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			IB64	CF2R-ENV-21-H HERS - QUALITY INSULATION INSTALLATION (QII) - FRAMING STAGE	
0			IB65	CF2R-ENV-22-H HERS - QUALITY INSULATION INSTALLATION (QII) - INSULATION STAGE	
0			IB58	CF2R-MCH-20-H - DUCT LEAKAGE DIAGNOSTIC TEST	
0			IB18	CF2R-MCH-21-H - DUCT LOCATION	
0			IB59	CF2R-MCH-22-H - SPACE CONDITIONING SYSTEM FAN EFFICACY	
0			IB60	CF2R-MCH-23-H - SPACE CONDITIONING SYSTEM AIRFLOW RATE	
0			IB27	CF2R-MCH-26-H - RATED SPACE CONDITIONING SYSTEM EQUIPMENT VERIFICATION	
0			IB63	CF2R-MCH-27-H - INDOOR AIR QUALITY AND MECHANICAL VENTILATION	

1 2 3

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)



Benjamin Louie
Sunset & Annex, Inc.
1270 41st Ave
San Francisco CA 94122
415.510.1345
Benjamin@sunsetannex.com
9/26/2024

Board of Appeals
City & County of San Francisco
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
628-652-1150
boardofappeals@sfgov.org

Dear Board Staff,

On behalf of the owner of 2495 45th Avenue, San Francisco, Zhi Bin Mai, I am responding to the letter received on September 19, 2024 in regards to the Jurisdiction Request filed by Ms. Holly Watts, owner of 4418 Ulloa Street, San Francisco. I am the Architect who was contracted to design and obtain permit application approvals for the construction of a 2-story, wood framed, detached accessory dwelling unit (ADU). The application was submitted on December 12, 2023 and we received the permit application # 202312011816. After departmental reviews by the San Francisco Department of Building & Inspections, we received permit approvals, job card, and notice board on August 27, 2024. The information on the SFDBI issued noticing board had indicated September 11, 2024 as the last day of appeal which may have

inadvertently caused Ms. Holly Watts to file an appeal past the 10 day appeal period as described in Section 8 of the Business and Tax Regulation code.

Per Section 8 of the Business and Tax Regulation code: (c) Appeals to the Board of Appeals of permit decisions made pursuant to Planning Code Section 207, subsection (c)(6), shall be taken within 10 days of the permit decision.

Planning Code Section 207 describes the California state mandated Accessory Dwelling Unit (ADU) regulations. The proposed project follows the state mandated guidelines as well as the adopted San Francisco Planning and Building Regulations and California Building & Residential Codes.

The window (#3 window in Exhibit 1 & Exhibit 2) described in Ms. Holly Watts email correspondence is located on the east side of the building on the property line and looks toward the rear yard and rear elevation of the Mai residence and proposed accessory dwelling unit (ADU). The proposed project maintains the state allowed four foot setback from the rear property line and separation from the rear property line, allowing for natural light and ventilation to neighboring structures. The 2022 California Residential Code (Exhibit 5) allows for openings, including windows and doors, up to 25% of the wall. The building codes do not allow for windows on walls located 0'-0" from adjacent occupiable structures or 0'-0" separation from the property line. The proposed ADU does not have any windows facing west.

In 2008, Ms. Watts performed an in-kind window replacement for 6 windows, 2 of which are street facing and visible from the street in her permit history (Exhibit 3). In reviewing Exhibit 1 & Exhibit 2, 4418 Ulloa st has 7 exterior windows, 2 in the front, 1 on the side,

and 4 in the rear. These windows are vinyl windows as described in her permit. Historically, the homes in the San Francisco Sunset Neighborhood were originally installed with wood framed or metal framed windows. The subject window (#3) described by Ms Watts appears to be a vinyl window as well. This window is nonconforming to today's adopted 2022 California Residential Code (Exhibit 5), as well as the 2007 California Building Code (Exhibit 4), which was the governing code body during the window replacement permit. The inconsistency of the permit and the installed condition suggests window #3 could have potentially been installed without the benefit of a code review. This could pose potential life and safety issues as well as a potential code violation.

I hope the Board of Appeals recognizes that the Mai family has taken the proper and necessary steps for achieving building permit approvals. I hope the members of the Board of Appeals can support the building of much needed housing for a growing intergenerational family, by not granting this appeal.

Sincerely,

A handwritten signature in black ink that reads "Benjamin Louie". The signature is written in a cursive, flowing style.

Benjamin Louie

CC:

Holly Watts, Requestor(s)
4418 Ulloa Street
San Francisco, CA 94116
hollywatts@hotmail.com

boardofappeals@sfgov.org

julie.rosenberg@sfgov.org

corey.teague@sfgov.org

tina.tam@sfgov.org

kevin.birmingham@sfgov.org

Attachments:

2495 45th Ave - Response Exhibits.pdf



Exhibit 1.
ULLOA ST & 45TH AVE.
AERIAL FROM SOUTHEAST LOOKING NORTH WEST



Exhibit 2.
ULLOA ST & 45TH AVE.
AERIAL FROM NORTH EAST LOOKING SOUTH WEST

TABLE 704.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS^a

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (feet)							
	0 to 3 ^{f,j}	Greater than 3 to 5 ^{c,g}	Greater than 5 to 10 ^{c,e,g,h}	Greater than 10 to 15 ^{d,e,g}	Greater than 15 to 20 ^{d,g}	Greater than 20 to 25 ^{d,g}	Greater than 25 to 30 ^{d,g}	Greater than 30
Unprotected	Not Permitted	Not Permitted ^c	10% ⁱ	15% ⁱ	25% ⁱ	45% ⁱ	70% ⁱ	No Limit ^b
Protected	Not Permitted	15%	25%	45%	75%	No Limit ^b	No Limit ^b	No Limit ^b

For SI: 1 foot = 304.8 mm.

a. Values given are percentage of the area of the exterior wall.

b. Not used

c. For occupancies in Group R-3, the maximum percentage of unprotected and protected exterior wall openings shall be 25 percent.

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

e. For occupancies in Group H-2 or H-3, unprotected openings shall not be permitted for openings with a fire separation distance of 15 feet or less.

f. For requirements for fire walls for buildings with differing roof heights, see Section 705.6.1.

g. The area of unprotected and protected openings is not limited for occupancies in Group R-3, with a fire separation distance greater than 5 feet.

h. For special requirements for Group U occupancies, see Section 406.1.2.

i. Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire-resistance rated by Table 601 or 602 shall be permitted to have unlimited unprotected openings.

j. Includes accessory buildings to Group R-3.

704.8.1 Automatic sprinkler system. In buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum allowable area of unprotected openings in occupancies other than Groups H-1, H-2 and H-3 shall be the same as the tabulated limitations for protected openings.

704.8.2 First story. In occupancies other than Group H, unlimited unprotected openings are permitted in the exterior walls of the first story above grade facing a street that have a fire separation distance of greater than 15 feet (4572 mm) or facing an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the *California Fire Code*.

704.9 Vertical separation of openings. Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet (1524 mm) of each other horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than 3/4 hour. Such openings shall be separated vertically at least 3 feet (914 mm) by spandrel girders, exterior walls or other similar assemblies that have a fire-resistance rating of at least 1 hour or by flame barriers that extend horizontally at least 30 inches (762 mm) beyond the exterior wall. Flame barriers shall also have a fire-resistance rating of at least 1 hour. The unexposed surface temperature limitations specified in ASTM E 119 shall not apply to the flame barriers or vertical separation unless otherwise required by the provisions of this code.

Exceptions:

1. This section shall not apply to buildings that are three stories or less in height.
2. This section shall not apply to buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
3. Open parking garages.

704.10 Vertical exposure. For buildings on the same lot, opening protectives having a fire-protection rating of not less than 3/4 hour shall be provided in every opening that is less than 15 feet (4572 mm) vertically above the roof of an adjoining building or adjacent structure that is within a horizontal fire separation distance of 15 feet (4572 mm) of the wall in which the opening is located.

Exception: Opening protectives are not required where the roof construction has a fire-resistance rating of not less than 1 hour for a minimum distance of 10 feet (3048 mm) from the adjoining building, and the entire length and span of the supporting elements for the fire-resistance-rated roof assembly has a fire-resistance rating of not less than 1 hour.

704.11 Parapets. Parapets shall be provided on exterior walls of buildings.

Exceptions: A parapet need not be provided on an exterior wall where any of the following conditions exist:

1. The wall is not required to be fire-resistance rated in accordance with Table 602 because of fire separation distance.
2. The building has an area of not more than 1,000 square feet (93 m²) on any floor.
3. Walls that terminate at roofs of not less than 2-hour fire-resistance-rated construction or where the roof, including the deck or slab and supporting construction, is constructed entirely of noncombustible materials.
4. One-hour fire-resistance-rated exterior walls that terminate at the underside of the roof sheathing, deck or slab, provided:
 - 4.1. Where the roof/ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than 1-hour fire-resistance-rated construction for a width of 4 feet (1220 mm) for Groups R and U and 10 feet (3048 mm) for

2021 IRC Amended
Effective Date: Jan 01, 2023
Version: Jul 2024

Chapter 3 Building Planning

Fullscreen Legend

CONTENTS NOTES

- > Section R303 Light, Ventilation and Heating
- > Section R304 Minimum Room Areas
- > Section R305 Ceiling Height
- > Section R306 Sanitation
- > Section R307 Toilet, Bath and Shower Spaces
- > Section R308 Glazing
- > Section R309 Garages and Carports
- > Section R310 Emergency Escape and Rescue Openings
- > Section R311 Means of Egress
- > Section R312 Guards and Window Fall Protection
- > Section R313 Automatic Fire Sprinkler Systems
- > Section R314 Smoke Alarms

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>California Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R302.1(2)
EXTERIOR WALLS, DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER

FIGURE 5.
Excerpt from California Residential Code 2022