

STATE BUILDING CODE INTERPRETATION NO. I-1-03

February 3, 2003

The following is offered in response to your January 27, 2003 letter to me in which you request an interpretation of the provisions of section 309.2 of the 1995 CABO One and Two Family Dwelling Code portion of the 1999 State Building Code.

Question: Does section 309.2 of the 1995 CABO One and Two Family Dwelling Code portion of the 1999 State Building Code require a heated recreation room with no bathroom or cooking facilities that is located above a detached garage which is accessory to a single family home to be separated from the garage area below with 5/8 inch Type X gypsum board?

Answer: Yes. The code requires that garages beneath habitable rooms in residences shall be separated from adjacent interior spaces by a minimum of 5/8 inch Type X gypsum board applied to the garage side of all walls, ceilings and combustible structural supports. While the scenario you describe is detached from the residence, it is clear that both the garage and the recreation room are accessory to the residence (the recreation room depends on the residence for toilet and kitchen facilities.) The intent of the code is that all portions of the residence be separated from all portions of the garage in the manner prescribed, including those portions that are detached from the residence.