


TECHNICAL BULLETIN CITY OF RALEIGH, N.C. www.raleighnc.gov				OFFICE OF THE FIRE MARSHAL		
Subject		Bulletin #		SECTION	PAGE	EFFECTIVE DATE
One- or Two- Family Dwellings & Subdivision of Land		TB-20		NC Fire Code (section 503 & 507)	1 of 2	2/2/2020
				PREPARED BY Office of the Fire Marshal		Revision Date

1.0 Purpose

The purpose of this Technical Bulletin is to clarify the requirements of the current North Carolina Fire Prevention Code (Sections 503 & 507) as they pertain to one- and two-family dwellings and the subdivision of land.

This Technical Bulletin is for informational purposes only and nothing in contained herein shall be construed to limit the applicability of the provisions of Part 10: Unified Development Ordinance for the City of Raleigh or Chapter 160D of the North Carolina General Statutes.

2.0 Organizations Affected

City of Raleigh Fire Department, Office of the Fire Marshal;
 Project development teams, General Contractors, designers and owners

3.0 References

North Carolina State Building Code: Fire Prevention Code, current adopted edition;

North Carolina State Building Code: Residential Code, current adopted edition;

North Carolina State Building Code: Administrative Code and Policies, current adopted edition.

North Carolina Department of Insurance, Office of State Fire Marshall | Code Interpretations;

4.0 Definitions

See North Carolina State Building Code: Fire Prevention Code, current adopted edition.

5.0 Scope

The North Carolina Department of Insurance, Office of State Fire Marshall provides interpretations of the State Building Codes to provide guidance to state and local agencies. This bulletin addresses the requirements of the NC Fire Code as they apply to one- or two-family dwellings and the subdivision of land as interpreted by the Office of State Fire Marshall.

6.0 Fire Code Applicability and Requirements

6.1 One- or Two-Family Dwellings and Townhouses

The North Carolina Administrative Code and Policies establishes that the construction of one- or two-family dwellings and townhouses is regulated by the North Carolina Residential Code. The North Carolina Fire Code is not applicable to the maintenance, repair, or occupancy of these structures with the keyword being “*occupancy*” of the dwelling.

According to the Office of the State Fire Marshall, the North Carolina Fire Code *is applicable* to all elements outside of these structures, and within the subdivision to assure that emergency responders can reach the structure. These elements include within the project include site such as the subdivision roads, fire hydrants and other protection elements purposefully not put in the residential code.

The North Carolina Fire Code, § 503 establishes requirements for fire apparatus to have access to all structures. This also includes one- or two-family dwellings, townhomes and other structures regulated by the North Carolina Residential Building Code. When a common driveway for any R-3 occupancy (i.e. one- and two-family dwelling, duplex, etc.) is created serving three or more lots, all applicable requirements of the Fire code shall apply. This also includes any public or private road being subject to the provisions of the North Carolina Fire Code.

6.2 Subdivisions

The North Carolina Fire Code became a statewide code on July 1, 1991.

According to the Office of the State Fire Marshall, the NC Fire Code does not apply to any subdivision platted and recorded prior to July 1, 1991. Thus, when proposed land is being submitted for review to place a building or structure onto land that was subdivided prior to July 1, 1991, then the Fire Code does not apply.

According to the Office of the State Fire Marshall, land tracts or phased development shown as future development would be subject to North Carolina Fire Code if such development occurs after July 1, 1991. When proposed land is being submitted for review to place building(s) or structure(s) onto land that was subdivided after July 1, 1991, AND three or more buildings are being proposed for the parcel, then the current fire code will apply.

Information from Wake County Register of Deeds shall accompany all plans showing when land and lots where subdivided for accurate verification.

When the applicable requirements of the North Carolina Fire Code are applied to subdivisions, tracts, and other subdivided lots, both Section 503 (Fire Apparatus Access Roads) and Section 507 (Fire Protection Water Supplies) shall be enforced. All of these requirements plus the City of Raleigh fire protection guidelines shall be included on all drawings to be reviewed and approved.