

705.3 Buildings on the same plot. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same plot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same plot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the *exterior wall* and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

Exception: Two or more buildings on the same plot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

705.4 Materials. *Exterior walls* shall be of materials permitted by the building type of construction.

705.5 Fire-resistance ratings. *Exterior walls* shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required *fire-resistance rating* of *exterior walls* with a *fire separation distance* of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required *fire-resistance rating* of *exterior walls* with a *fire separation distance* of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

705.5.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table 705.5.1.1 or dwellings equipped throughout with an automatic residential fire sprinkler system installed in accordance with Section 903 shall comply with Table 705.5.1.2.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool or storage sheds, play houses and similar structures exempted from permits are not required to provide wall protection based on location on the plot. Projections beyond the exterior wall shall not extend over the plot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a plot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.