

# Construction Codes and Licensing – Building Plan Review

## PLAN REVIEW POLICY

### PR-04 Fire Walls - Structural Stability in Existing Buildings 12/2023

*2020 Minnesota State Building Code*

#### **Background:**

International Building Code Section 706.2 Structural stability requires that fire walls be designed and constructed to allow the collapse of construction on either side of the fire wall without collapse of the fire wall. When new fire walls are established within existing buildings or when existing walls constructed as area separation walls under the Uniform Building Code are evaluated for compliance with current fire wall provisions, this requirement would typically mandate substantial alteration and cost to achieve compliance. Policy PR-04 addresses this practical difficulty. The most common reason fire walls are created within an existing building is to bring the existing building into compliance with allowable area, height, or number of stories, or when the building is undergoing a change of occupancy.

#### **Policy:**

Existing area separation walls/fire walls and new fire walls installed within existing buildings shall not be required to comply with IBC Sec. 706.2 Structural stability. However, new fire walls constructed for additions to existing buildings shall comply with IBC Sec. 706.2.

***Note: To be used in accordance with “Plan Review Policy General Use, Document”***