



City of Columbus
Mayor Michael B. Coleman

Department of Building & Zoning Services

Tracie Davies, Director

757 Carolyn Avenue
Columbus, Ohio 43224-3218
(614) 645-7433 (614) 645-7840 FAX

November 9, 2009

Revised June 6, 2012

Construction Industry Communication #28

From: Keith Wagenknecht, Chief Building Official

**Re: Draftstopping And Fire Rated Walls In Line With Tenant
Separations In Attics Of Existing Residential Buildings.**

Requirements: Section 709.4 of the 2011 Ohio Building Code requires fire partitions to extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated roof/ceiling assembly above. If the fire partitions are not continuous to the sheathing and where constructed of combustible construction, the space between the ceiling and the sheathing shall be fireblocked or draftstopped at the partition line.

Section 317 of the Residential Code of Ohio requires dwelling units to have a fire-resistance rated floor-ceiling or wall assembly separation. Where a wall assembly is used it shall be continuous from the foundation to the underside of the roof sheathing.

Background: Many multi-family buildings constructed prior to 1979 were built without a separation between dwelling units in the attic space. This practice has led to the quick spread of fire within these spaces.

Memorandum: When it is discovered a separation is not provided in attics between dwelling units of existing multi-family buildings or the roof/ceiling assembly does not have a fire-resistance-rating and alterations make it feasible to add a separation wall, then at a minimum a stud wall with one layer of 5/8 inch type "X" drywall applied to the side under renovation shall be added in line with the dwelling unit separation wall. It will be considered feasible if the ceiling is removed to allow a full sheet of drywall into the attic space.