



Issue Date:	November 2025
Code/Section:	2024 IBC Table 601, 602.3, 705.5, 705.6, 705.7, 705.7.1.
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Issue:

This document describes the interpretation regarding the continuity, combustibility, and the *fire resistance rating* of *exterior walls* at the intersection with floor assemblies for type III construction, when wood construction is used.

Interpretations:

The following acronyms are used in the interpretation scenarios:

FRR = *Fire-resistance rating*; FRTW = *Fire-retardant-treated wood*; FSD = *Fire separation distance*

These scenarios are not applicable to Group H occupancies.

Scenario A: Bearing exterior walls with any FSD. See the conceptual figure below. All the following apply:

1. *Exterior walls* consisting of FRTW with a 2-hour FRR, must extend from the floor sheathing or foundation below to the underside of the floor or roof sheathing above.
2. The floor sheathing does not need to be FRTW.
3. The *exterior wall* assembly located within the same horizontal plane as the floor assembly does not need to be the same *exterior wall* assembly that is used below that horizontal plane.
4. If a *joint* is present between different *exterior wall* assemblies, the *joint* must provide continuity of the FRR.
5. The adjacent floor/ceiling assembly does not require a FRR from IBC Section 705 provisions, but a FRR may be required by other code sections.
6. The adjacent floor assembly does not need to be FRTW.

Scenario B: Bearing exterior walls with a FSD greater than 10 feet. See the conceptual figure below. All the following apply:

1. *Exterior walls* consisting of FRTW with a 2-hour FRR may stop at the underside of a 2-hour FRR floor/ceiling or roof/ceiling assembly.
2. The floor/ceiling assembly, including within the plane of the *exterior wall*, is not required to be FRTW.
3. The portion of the floor that supports the gravity loads of the 2-hour FRR *exterior wall* above requires is required to be 2-hour FRR,
 - This may include the FRR assigned to the ceiling membrane of the floor assembly.
 - The ceiling membrane may provide the full FRR if IBC 703.2 methods show the membrane can provide this.

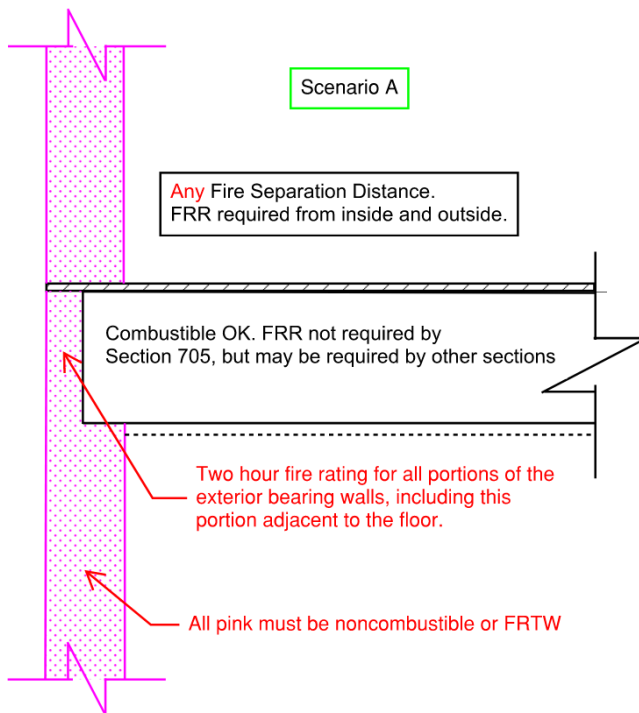
- Where the methods of IBC 722.6 are used to determine the ceiling membrane's FRR contribution, up to 1-hour of FRR is permitted to be utilized, with the balance of the required FRR provided at the floor assembly's elements that support the gravity loads from the *exterior wall* above.

Scenario C: Nonbearing exterior walls

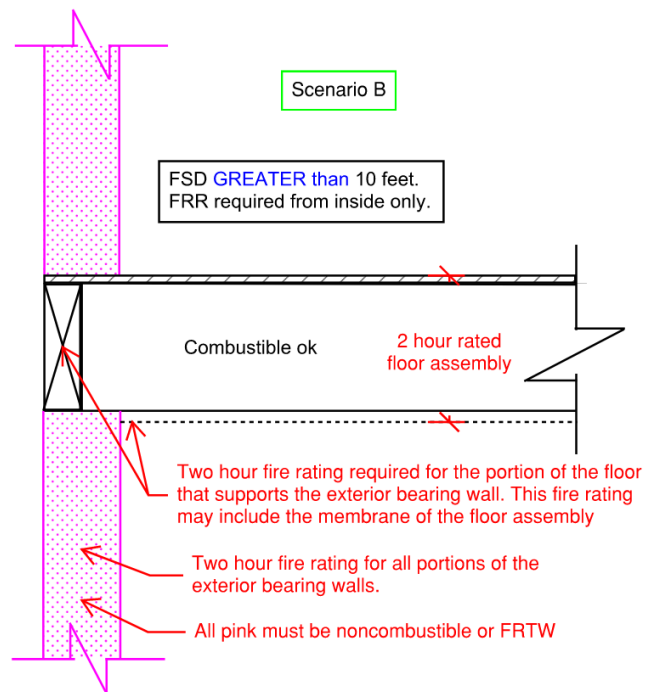
For non-bearing *exterior walls*, Scenario A or B shall be applicable except that the FRR's required for the exterior wall shall be in accordance with Table 705.5 only. The FRTW requirements for the *exterior wall* apply.

Additional information:

- Penetrations of FRR assemblies require tested or prescriptive penetration assemblies. There are no known tested or prescriptive penetration assemblies that involve wood as the penetrating item.
- Hangers that are tested to support wood construction and penetrate wall assemblies are acceptable.



Scenario A Conceptual Figure



Scenario B Conceptual Figure