



Fire District

and Historic District

City of
Fayetteville
North Carolina

7/2020





What is the Fire District ?

The North Carolina General Statutes section 160A-435 / 160D-1126 requires municipalities to establish and define fire limits within its jurisdiction. The City of Fayetteville's downtown fire district has been in effect since the City Council adopted ordinances in 1961.

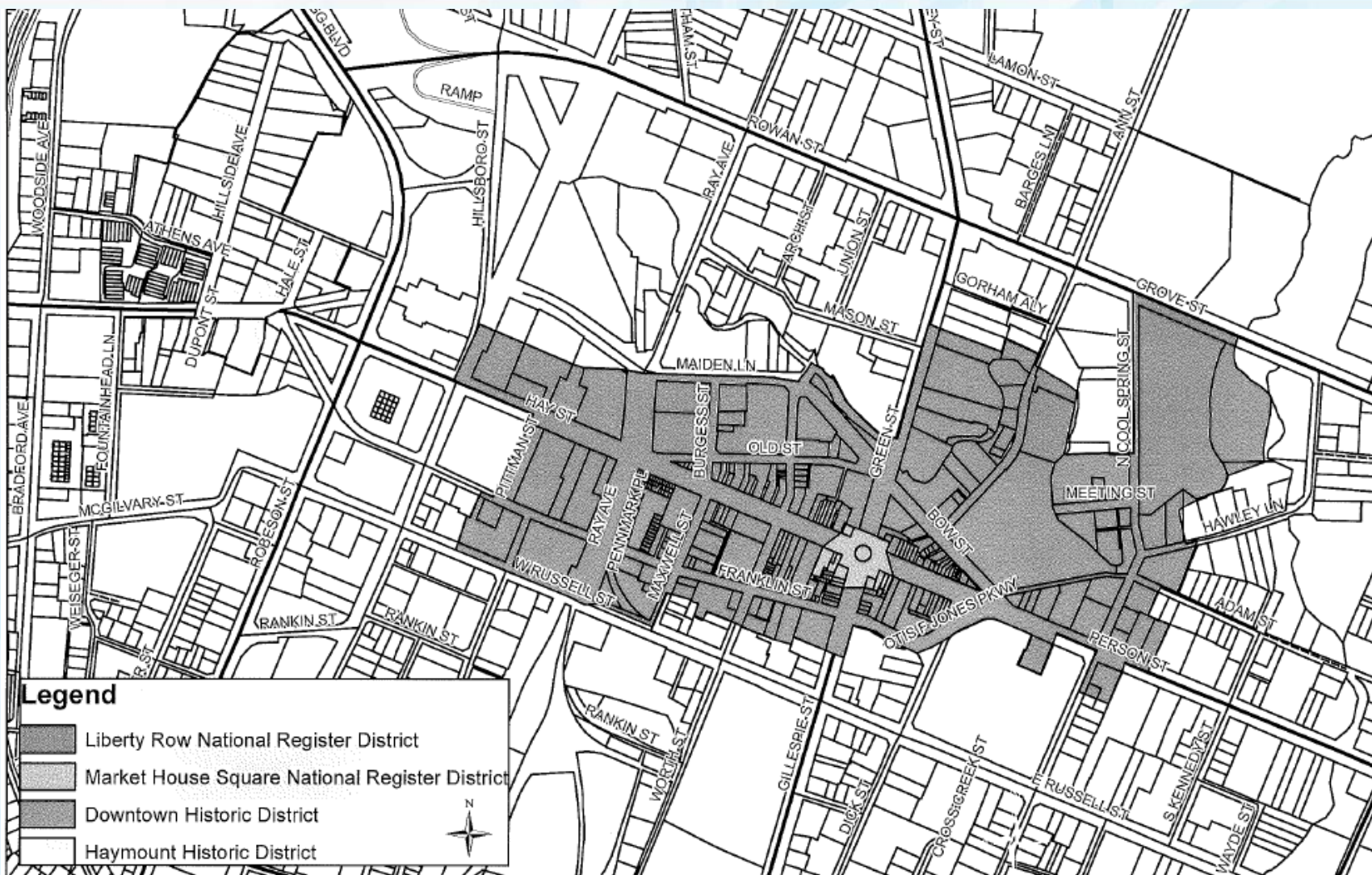
The North Carolina Building Codes have had minimum standards for construction and fire protection since 1936 and incorporated fire districts as part of code in 1967.

GENERAL CONSTRUCTION

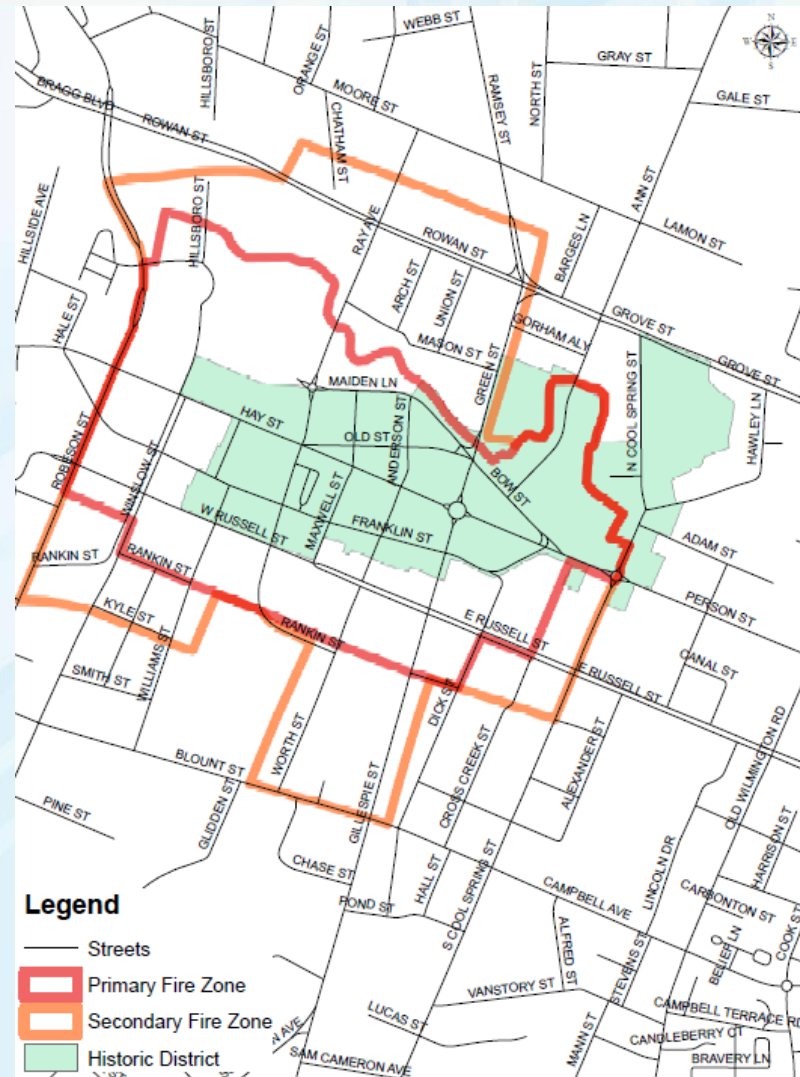
**Adopted by the North Carolina Building Code
Council in accordance with Act
of the General Assembly of
1957, Chapter 1138
September 13, 1966**

Effective date April 1, 1967

Map of Historic District



Overlay



Fire District Requirements

- Strictly concerning the building exteriors
 - ✓ Roof coverings shall conform to Class A or B as defined by the Building Code.
 - Class A includes: Brick, Masonry, Copper/ Metal Shingles, and Slate.
 - Class B is any covering tested and approved by an approved testing agency to meet ASTM E108 or UL 790.
 - ✓ Exterior walls (to include windows) shall have a Fire Resistance Rating of 2 hours where such walls are within 30 feet of a property line.

- The Fire Resistance Rating may be reduced to 1 hour if the wall is non-load bearing and made of *TYPE 2* construction. *TYPE 2* construction is defined as non-combustible construction. It may also be reduced to 1 hour if the building is more than 30 feet from a property line.
 - ❖ There are many caveats to the code and we recommend a design professional to evaluate the building and submit an analysis if looking to alter from the pre-mentioned requirements

- ✓ Architectural trim shall be constructed of non-combustible material or fire-retardant treated wood.
- ✓ Permanent Canopies/ Awnings are permitted if all of the following are met:
 1. It is made of non-combustible material, fire-retardant treated wood, *TYPE 4* construction (heavy timber), or one hour Fire Resistance Rating construction;
 2. Canopy covering, other than textile, shall have a *Flame Spread Index* not greater than 25 when tested to ASTM E84 or UL 723.

3. Textile coverings shall be flame resistant when tested in accordance with NFPA 701.
4. Canopies shall have at least one open side and a maximum horizontal width of 15 feet when perpendicular to the face of the building.
5. The Fire Resistance Rating of exterior walls shall not be reduced.



- ✓ Plastic signs are permitted if complying with section 2611 of the Building Code and mounted or installed on non-combustible structures.
- ✓ Plastic veneer (EIF systems) is not allowed.

There are exemptions:

1. Temporary buildings
2. A private garage not more than one story in height, 650 square feet or less, and located on the same lot as a dwelling.
3. Fences not over 8 feet.
4. Coal tipples, material bins and trestles of *TYPE 4* construction
5. Water tanks and cooling towers.
6. Greenhouses less than 15 feet high.
7. Porches on dwellings not more than one story in height, not over 10 feet wide, and not less than 5 feet from a property line.
8. One or two family dwellings *

9. Wood decks less than 600 square feet
10. Sheds not over 15 feet and less than 500 square feet.
11. Wood veneers complying with section 1405.5 of the Building Code.

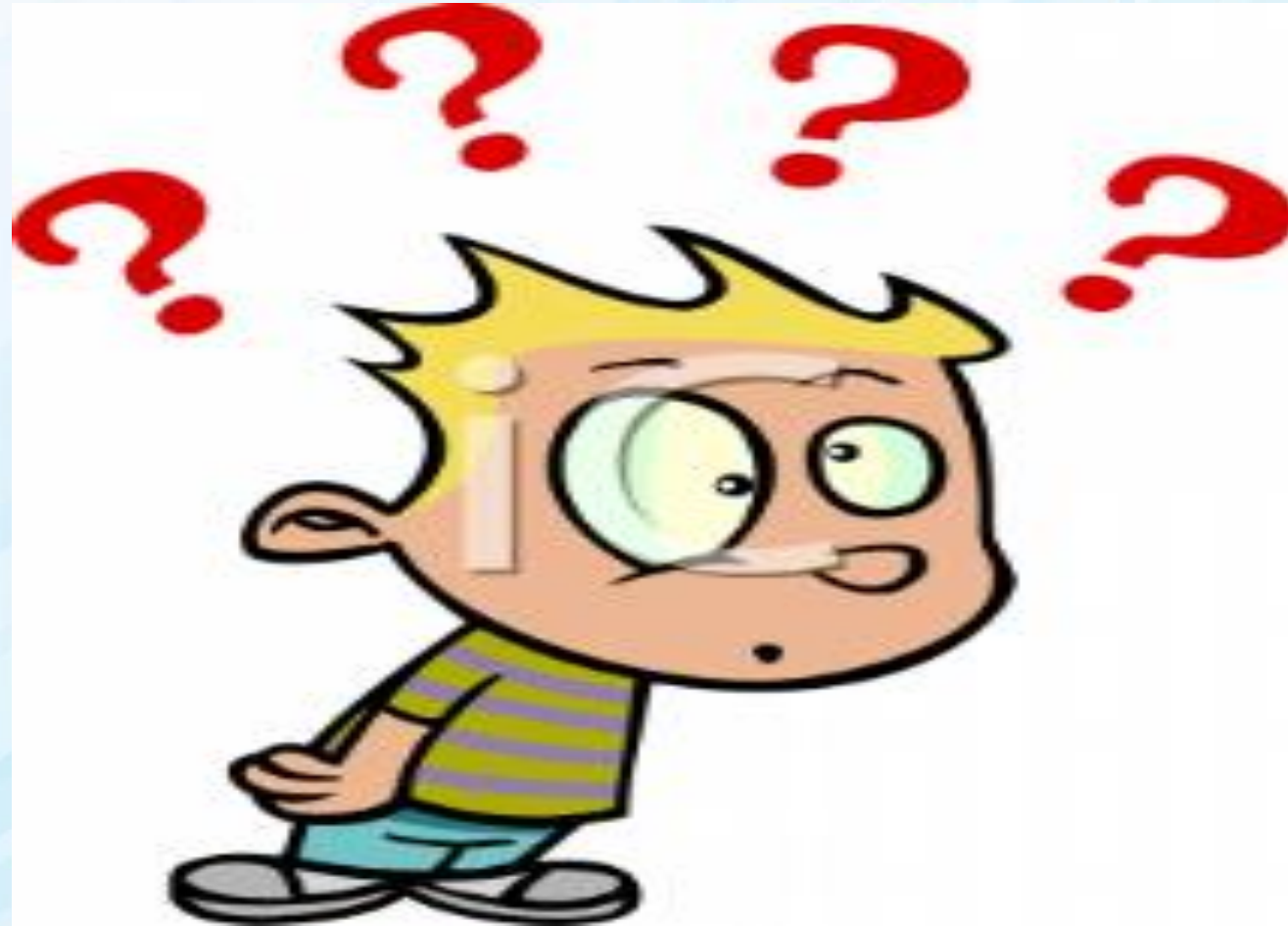
What we all don't want



Additional Requirements

- 1) Any Change of Occupancy/ Occupant in a commercial building will have to submit plans to the Inspections Division of the Development Services Department.
- 2) Any Change of Occupancy, alteration, remodel, or addition will have to meet the accessibility requirements outlined in the North Carolina Existing Building Code.
- 3) If the building has only one exit and the new Occupancy Classification requires two, then a fire-escape will have to be installed.
- 4) All outdoor entrances and exits shall have a luminary (light)

Questions?





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