

BUILDING CODE

MAIN OFFICE	(302) 855-7860
MAIN OFFICE (FAX)	(302) 855-7821
INSPECTION SCHEDULING	(302) 858-5500
INSPECTIONS (FAX)	(302) 855-7821
PLAN REVIEW	(302) 855-7860
PLAN REVIEW (FAX)	(302) 855-7869



Sussex County

DELAWARE
sussexcountyde.gov

ANDY WRIGHT
CHIEF OF BUILDING CODE

MEMORANDUM

TO: Contractors, Property/Unit Owners, & Stake Holders

FROM: Andy Wright, Chief of Building Code

DATE: November 19, 2019

RE: Multi-Family Fire Separation Requirements

We would like to eliminate any confusion pertaining to Sussex County’s fire separation requirements for duplexes and townhouses.

Starting January 1, 2020, the following will be required on all new construction:

- A 2 - hour U.L. rated firewall assembly is required between adjoining units, extending the entire wall length.
- Walls, decks, or projections less than one (1’ - 0”) foot of the assumed property line, will require a 2 – hour U.L. rated fire wall assembly.
- Walls, decks, or projections greater than one (1’ - 0”) foot but less than five (5’ - 0”) feet will require a 1 – hour U.L. rated fire wall assembly for structures without a fire sprinkler system. Over five (5’ – 0”) feet does not require any rating.
- Walls, decks, or projections greater than one (1’ - 0”) foot but less than three (3’ - 0”) feet will require a 1 – hour U.L. rated fire wall assembly for structures with a fire sprinkler system. Over three (3’ – 0”) feet does not require any rating.
- No openings, screens, or windows are permitted in the fire wall assembly.
- All U.L. fire rated wall assembly details, must be stamped by a Delaware Registered Architect or a Delaware Professional Engineer.

Please do not hesitate to contact me or one of our plan review staff with any questions.

