

Brad Sutton

From: Brad Sutton
Sent: Thursday, July 29, 2021 4:12 PM
To: 'tarheel.inc@gmail.com'
Subject: FW: [External] Egress from space above detached garage

From: Rodgers, Jim <jim.rodgers@ncdoi.gov>
Sent: Thursday, July 29, 2021 3:44 PM
To: Yip, Pak <pak.yip@ncdoi.gov>
Cc: Brad Sutton <bsutton@harnett.org>
Subject: RE: [External] Egress from space above detached garage

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Mr. Sutton,

It has been interpreted that the habitable space in a detached accessory building, in this case above or adjacent to a garage space, comprises an extension of the occupancy of the dwelling unit.

As such, the space does require separation from the garage, walls and/or ceiling per Table R302.6 (including the supporting structure), and it requires a direct or separated egress.

If I can be of further assistance please contact me.

Jim Rodgers

NCDOI Building Inspector

Engineering Division



N.C. Department of Insurance

Office of State Fire Marshal

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From: Brad Sutton <bsutton@harnett.org>
Sent: Tuesday, July 27, 2021 4:02 PM
To: Yip, Pak <pak.yip@ncdoi.gov>
Subject: [External] Egress from space above detached garage

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Mr. Yip,

R311.1 Does not allow egress from a dwelling through a garage. Would this apply to a detached garage with finished usable space above, even if the space does not meet the definition of a dwelling?

Brad Sutton

Chief Code Official

Manager of Building Services

Harnett County Permitting and Inspections

910-893-7525

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