

## **Required Separation Between Garage and Living Space Above**

In Chapter 3 of the 2003 International Residential Code (IRC), section R309.2 contains provisions related to the separation required between residential garages and adjacent living space. Specifically, the following passage details the separation required between the garage and living space above:

*“Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent.”*

The above provision indicates that where a living space is located above a private garage, the required ceiling separation for the structural framing, such as wood I-joists, is a single layer of 5/8” Type X gypsum board. Though a rated assembly for wood I-joists requires 2 layers of gypsum board for one hour fire-resistance, the above provision does not require a rated assembly.

As with all building code issues, local code amendments may override such code provisions.