



Required Separation Between Garage and Living Space Above

In Chapter 3 of the 2006 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.

In the 2009 IRC, dwelling/garage separation provisions have been moved to section R302.6. Requirements, which have remained unchanged, are listed in Table R302.6.

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