



August 18, 2025

Mr. Dan MacEntee

Reference: Steamboat Duplex
200 Sundance Court
Steamboat Springs, CO 80487
Permit Number: SPRSF241394-BD1

**Reviewed for
Code
Compliance**

08/25/2025

Dear Mr. MacEntee,

Per your request, I Jacob Mielke, P.E. of Steamboat Engineering And Design, Inc, (SEAD) have prepared this letter to address the fire separation between the two units in the Two-family dwelling unit referenced above. In accordance with the 2021 International Residential Code (IRC), the dwelling units in two family dwelling units must be separated from each other with an assembly having not less than a 1-hour fire resistance rating. Section R302.3 typically requires this assembly to be continuous from the foundation to the underside of the roof sheathing; however, there are two exceptions listed. The 2021 IRC Section R302.3 "Two-family dwellings," Exception 2 states:

"2. Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than ½-inch (12.7 mm) gypsum board or equivalent." (IRC, 2021).

Based on exception 2, it is acceptable to install draft stopping in the attic, 5/8-inch Type X drywall on the ceiling to avoid installing the firewall to the bottom of the roof sheathing. Please construct the fire wall in accordance with the permit drawings.

SEAD reserves the right to amend the statements above if any additional information is discovered. If the contractor finds any discrepancies in the field, SEAD must be notified immediately to perform a field inspection and determine the appropriate steps forward. This report does not guarantee the work of the contractor, nor does it relieve the contractor from performing their work in accordance with the contract documents and applicable codes, laws, rules, and regulations.

Sincerely,

Steamboat Engineering And Design, Inc.
Jacob Mielke, P.E., President SEAD Inc.
Colorado License 52418



Works Cited:

International Code Council, Inc. (2021). *International Residential Code 2021*. Country Club Hills, IL: Author.