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2004 Oregon Structural Specialty Code**

Code Section: 1307.1**Code Edition:** 2004 Oregon Structural Specialty Code (OSSC)**Date:** Original date: 3/08/95 Updated: 3/07/06**Subject:** Insulation in zero-lot-line walls**Question:** Are the walls separating buildings that are constructed up to the property line (zero-lot-line walls) required to be insulated as exterior walls?**Answer:** *Commercial Buildings:* Walls located on the property line in examples (1), (2), (3) and (4) shall meet exterior wall insulation requirements.*Residential Buildings:* Insulation shall not be required in common walls abutting another conditioned residence as described in example (1) to comply with Chapter 13. For conformance with prescriptive compliance paths 1 through 7 and 9 (Table 13-A), insulation shall not be required in property line walls, as specified in example (4) (adjacent residence is constructed at the same time).

The heated space floor area of each individual residence “building envelope” (as a stand alone building) cannot exceed 1,500 square feet in order to use Path 8. The zero-lot-line walls that separate conditioned spaces shall not require “thermal” insulation. Insulation may be a part of a sound transmission control strategy.

Whenever thermal performance calculations (Table 13-B) are completed, the “uninsulated common wall” abutting another conditioned residence shall not be included in the calculation. This shall apply to examples (1) and (4).

Insulation shall be required as specified for exterior walls when common-walls abut unconditioned buildings or spaces. Whenever thermal performance calculations (Table 13-B) are completed, the insulation common-wall abutting unconditioned buildings shall be included in the calculation. This shall apply to examples (2) and (3).

An uninsulated zero-lot-line wall shall be insulated at the time a conditioned residence is moved or demolished.

(see accompanying figure)

Analysis: The exterior envelope of a building must comply with Chapter 13. The two different zero-lot-line wall conditions are: (1) An “existing building” wall abuts the property line. A building is constructed on the other side and will abut the same property line. (2) A building complex is constructed (residential or commercial) over several property lines, also referred to as “common-wall buildings.

Residential zero-lot-line dwellings have several options for compliance with Chapter 13. These consist of prescriptive paths and thermal performance calculations (Tables 13-A, 13-B).

The following are four examples of zero-lot-line conditions:

1. A conditioned building is constructed against an existing conditioned building. The common walls separating these two buildings separate conditioned spaces.
2. A conditioned building is constructed against an existing unconditioned building. The common walls between these buildings separate conditioned from unconditioned spaces.
3. A conditioned building is constructed to abut a property line. There is another building abutting that property line. The wall along the property line separates conditioned from unconditioned spaces.
4. Conditioned buildings are constructed against each other at the same time, abutting each other at the property line.

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