

## PLANS REVIEW & INSPECTIONS BULLETIN 2022-1

Issuer: Peter Ahrens – Plans Review & Inspections Director

Date: 5/2/2022

Purpose: To clarify City policy for lot line openings and projections over lot lines

---

Redevelopment throughout the City of Knoxville – specifically in the Downtown area has revealed the desire to introduce window openings in walls located on property lines with adjacent private property. These openings add value to development, but must be constructed in a safe manner. As such, the following requirements are to be noted:

1. Openings cannot be emergency escape and rescue openings as required in 2018 IBC 1031.
2. Projections cannot be exits as required in 2018 IBC 1021 or 1027.
3. An easement must be recorded between impacted property owners in order to establish an imaginary line by which fire separation distance is measured.
4. Any interior alterations may not create a required exit or emergency exit or rescue opening utilizing an existing opening or projection on the property line.