

City of Twin Falls Building Department

ATTACHED SINGLE FAMILY & DUPLEX REQUIREMENTS

An attached single family residence is considered a separate building and can legally be sold individually if the following applies:

- Individual permits are issued.
- Lot can be legally split
- Constructed as individual attached single family building.

Att. S.F.D. (old zero-lot line)	Zoning: Lot Sq Ft. min. requirement	Duplex
R-1 Var. 8,000 ea.		N/A
R-2 5,500 ea.		10,000
R-4 4,000 ea.		7,000
R-6 4,000 ea		6,500

UTILITIES

Separate meter <i>bar</i> for each unit (Gas line can't run through other unit.)	Gas	One meter <i>bar</i> allowed for both units
<u>Separate Meter base for each unit</u>	Electrical	<u>One Meter Base Only for entire building</u>
Separate water meter for each unit	Water	Single or separate water meter allowed
Separate sewer line for each unit	Sewer	Single or separate sewer line allowed

WALL SEPARATION REQUIREMENTS:

See Duplex and Zero Lot Line Fire Separation Next Page

Permitting:

- Attached Single Family dwelling - Separate Permits. Two separate homes.
- Duplex – One Building permit.

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**City of Twin Falls
Building Department**
324 Hansen Street East
P.O. Box 1907
Twin Falls, ID 83303-1907

Phone: 208-735-7238
Fax: 208-736-2256
www.tfid.org

2/26/2013 (updated 10/28/15)

Re: Duplex and Zero Lot Line Fire Separation Requirements

Duplex Requirements (attached two-family dwelling with NO property line between units):

- 1-hour fire separation required between units per section R302.3 of the 2012 IRC. Supporting construction to be in accordance with section R302.3.1 of the 2012 IRC.
- All penetrations in the rated assembly or assemblies to be protected in accordance with section R302.4 (and all subsections) of the 2012 IRC.

Zero Lot-Line requirements (attached two-family dwelling WITH a property line or exterior wall between units):

- To be built under the townhouse requirements per section R302.2 (and all subsections pertaining to continuity, parapets and structural independence) of the 2012 IRC.
- A common **2-hour** fire-resistance-rated wall is required between units in lieu of the (2) 1-hour rated walls (due to the omission of automatic sprinkler systems which are currently exempted by Idaho State Statute § 39-4116 section 3.). This common wall **can't** contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.
- Penetrations of electrical outlet boxes shall be in accordance with Section R302.4 of the 2012 IRC.

****This clarification/interpretation is based off the 2012 IRC code. Any future code cycle adoptions may require further review and/or clarification of these requirements.***

Jarrod Bordi
Building Official