



12/5/22

Re: Attached Two-family (Duplex), Townhouse, & Zero Lot Line Requirements

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

- 1-hour fire separation required between dwelling units per section R302.3 of the 2018 IRC. Supporting construction to be in accordance with section R302.3.1 of the 2018 IRC.
- All penetrations in the rated assembly or assemblies to be protected in accordance with section R302.4 (and all subsections) of the 2018 IRC.
- Separate or joint water & sewer allowed.
- One electrical service & two meters.

Single family dwelling in groups of 3 or more & open on at least two sides (Townhouse):

- To be built under the townhouse requirements per section R302.2 (and all subsections pertaining to continuity, parapets and structural independence) of the 2018 IRC.
- Provide a 30" parapet between units or provide 4' fire rated plywood each side of fire separation and no penetrations in the first 4' from fire wall.
- A common **2-hour** fire-resistance-rated wall is allowed to be substituted between dwellings 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.
- The (2) 1-hour rated walls **can** contain plumbing, mechanical, and electrical equipment.
- Penetrations of electrical outlet boxes shall be in accordance with Section R302.4 of the 2018 IRC.
- Townhouse to have independent water and sewer taps.
- Separate electrical, mechanical, & plumbing to each dwelling. Each townhome to have own meter.
- **If** owner would like separate ownership, each townhome must be on own lot.

Attached single family dwelling WITH a property line or exterior wall between units (zero lot line):

- To be built as two structurally independent single-family dwellings.
- Separation wall between units to be (2) 1 hr. walls. Walls **can** contain plumbing, electrical, and mechanical ducting. *See table R302.1 for fire separation ratings.*
- Penetrations of electrical outlet boxes shall be in accordance with Section R302.4 of the 2018 IRC.
- Zero lot line house to have separate water and sewer taps to each dwelling.
- Lots must be platted and meet all min. square footage requirements for ZLL's per TF City Code.
- Separate electrical, mechanical, & plumbing to each dwelling. Each ZLL to have own meter & service line.

**This clarification/interpretation is based off the 2018 IRC code. Any future code cycle adoptions may require further review and/or clarification of these requirements.*

Matthew Long
Building Official