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1/30/24

**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 drop & two meters is permitted.

**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) as indicated in 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 **cannot** 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.
- One electrical service drop, water line, or sewer line allowed if whole structure is on one lot. **\*Some exemption may apply (See NEC and Plumbing Codes) \***
- Separate electrical, mechanical, & plumbing to each unit if each townhouse is on own lot.
- **If** owner would like separate ownership, each dwelling unit must be on own lot.

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

- To be built under the townhouse requirements per section R302.2 to include all subsections pertaining to continuity, parapets and structural independence as outlined in the 2018 IBC.
- 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.*
- *A common 2-hour fire resistance-rated wall 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). Note: This 2-hour fire rated wall **CANNOT** contain plumbing or mechanical equipment, ducts or vents.*
- 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 upon the 2018 IRC code. Any future code cycle adoptions may require further review and/or clarification of these requirements.*

**Matthew Long/Building Official**