

Townhouse, Condo, Apartment, Single Family?

R101.2 Scope. The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

[RB] TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.



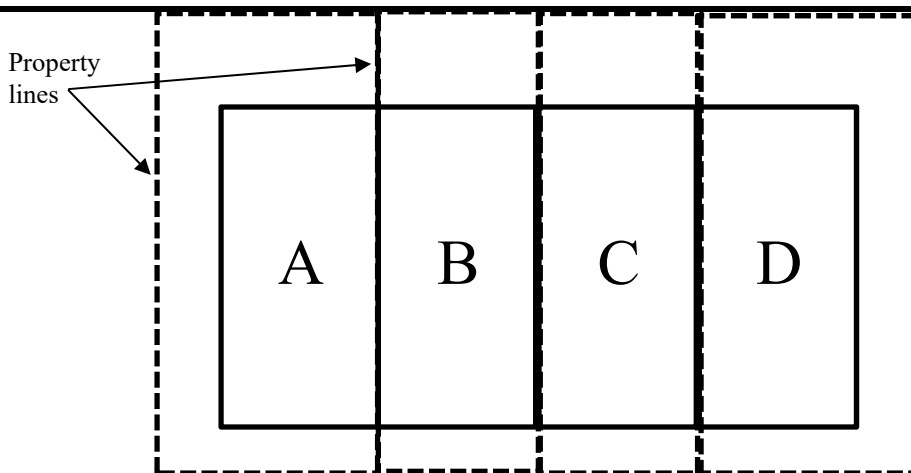
Legal (Ownership) Terms

Townhouse: Single Family dwelling with 0 lot (property) lines and ownership extends below ground to the top of the roof,

Codes: This will fall under the IRC not the IBC

- ✓ If sprinkled then NFPA13D
- ✓ 2 – 1 hr walls

NOTE: no meter (electric or gas) banks on end of building—no utilities can pas through or under another property



Codes: These are categorized R-2 (non-transient apartment) in the IBC, and must be design and constructed in accordance with the IBC

- ✓ Sprinkled NFPA 13R (unless over 4 stories or 60ft then NFPA 13)
- ✓ 1 hr fire separations between units
- ✓ Accessibility (ADA) applies if over 3 units in a building.
- ✓ Common Area – Accessibility applies, as does commercial stairs (handrails both sides, ect)

NOTE: Utilities can pass through or under the units since there is a common owner