

Townhouses

IRC(R-3)

1. Building:

- a. (2) one hour walls or (1) two hour wall.
 - Two hour wall requires shared wall agreement.
 - Foundation to roof deck and 4' both sides on roof sheathing unless a parapet is used.
 - Separation walls that are bearing must have floors that are top chord floor trusses with solid blocking between trusses or have a floor system which hangs from the wall and does not interrupt the wall. (Floor joists and bottom chord trusses interrupt the wall system and break structural integrity.)

2. Plumbing:

- a. Separate sewer connects required for each unit.
 - Verify with plumbing if design is correct, for example separate lines can run to a manhole and then to public main or a private main setup can be designed which connects to public main.
- b. Separate water line to each dwelling unit.

3. Gas:

- a. Separate gas line to each dwelling unit.
 - Banking meters at the end of the building is allowed on townhouses that do not own any of the surrounding property.
 - Lines from the meters must be run below ground outside the building footprint and then into each unit.

4. Electrical:

- a. Separate electrical services for each unit.
 - Banking meters at the end of the building is allowed on townhouses that do not own any of the surrounding property.
 - Lines from the meters must be run below ground outside the building footprint and then into each unit.

IBC(R-2)

1. Building:

- a. (1) one hour wall
 - Foundation to roof deck and 4' both sides on roof sheathing unless a parapet is used.
 - Separation walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.
- b. Sprinkler system
 - Required if more than two stories in height including the basement or buildings with more than 16 units.

2. Plumbing:

- a. Allowed to have one sewer connect per building.
 - Can have one connection from public main to building and dispersed within the building footprint.
- b. One water connection for the building to the public main allowed.
 - Can have one connection from the public main to building and dispersed within the building footprint.

3. Gas:

- a. One gas line may be run to the building and dispersed within the building footprint.

4. Electrical:

- a. One electrical service may be run to the building and dispersed within the building footprint.