Duplexes
Bulletin 50

Division of Building Safety and Inspection for 2018 International Codes

Definition:
A building that contains no more than two dwelling units and intended to be occupied as residential dwellings. A duplex can share a wall, ceiling/floor or any other shared roof assembly, including breezeways, but cannot have interior openings between dwellings.

General Criteria:
- Governed by the current International Residential Code (IRC)
- Permitted the same process as a single-family residence
- Separate mechanical and plumbing permits not required
- Energy Code requirements are the same as a single-family residence
- Impact fees shall be assessed as multi-family.

Lot Requirements:
- If on the same lot/parcel and under one ownership, water lines, building sewers, fire suppression, or electrical services may pass through one unit to get to another.
- If on separate lots/parcels, ALL utilities must come into each unit without passing through or under another unit or parcel and fire separation requirements must be the same as Townhouse units. Bulletin 60 – Townhouses explains this further.

You need the following to submit for application:
All documents should be in digital format.
- Residential Application Form
- Construction Plans, including structural pages, if applicable
- Engineering is required if the structure is outside the perimeters of the IRC
- Energy Forms with applicable credits
- Fire Flow Certificate of Water Availability or Fire Flow Worksheet
- Drinking Water Availability letter
- Any other required permits from other divisions

Deferred submittals are not allowed, except for Fire suppression permits. These may be deferred at time of application but MUST be applied for before the building permit will be issued.