



# Townhouse Requirements

## Bulletin 60

*Division of Building, Safety, and Inspection for 2018 International Codes*

**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 open space on at least two sides.

- Buildings with townhouse units must be reviewed under **either** the current International Building Code (IBC) **-OR-** the International Residential Code (IRC). Applications may not use both codes.
- Buildings containing less than 3 units are considered Duplexes and are reviewed under the IRC.

### **Application under IBC:**

- Can be used for structures on one large parcel/lot **ONLY**.
- All documents must comply with IBC, Group R, Division 2 occupancy (R2).
- Mechanical Plans must meet the International Mechanical Code (IMC).
- Plumbing plans must meet Uniform Plumbing Code **AND** provide plans **IF** interconnected.
- Commercial Sprinkler system is required.
- Penetrations for utilities are allowed **but** must comply with Chapter 6 & 7 of the IBC. Fire penetration details are required as part of the plans.

### **Application under IRC:**

- Can be used for structures on individual parcels/lots **OR** one large parcel/lot.
- All documents must comply with IRC, Group R, Division 3 occupancy (R3).
- Mechanical elements must comply with Chapter 12-16 of the IRC.
- Residential Sprinkler System is required in each unit.
- Penetrations are permitted, however no mechanical or plumbing is allowed in the common wall. Penetrations must meet section R302.2 of the IRC.
- All utilities including plumbing, mechanical, gas, sprinklers etc. must come into each unit without passing under or through another unit or parcel, except in common areas.

### **To apply (all forms in digital format):**

- Commercial Application Form, including appliance count.
- Professionally prepared plans, with applicable code referenced.
- Details for all structural and fire separation elements.
- Structural Engineering and related S-Pages for plans.
- Full plumbing or mechanical plans are required **IF** interconnected.
- Gas piping sizing calculations if applicable.

- Residential WA State Energy Forms
- Completed Site Plan
- Completed Special Inspection form for Moisture Protection per Bulletin 45.
- Permits from other divisions including sprinklers, sewer/septic, water connections, site development, etc. may be required.

**Other Information:**

- Impact fees assessed as multi-family.
- Deferred submittals not allowed.
- Fire suppression permits must be applied for before the building permit will issue.

**All applications are entered as a Commercial Building Permit, regardless of the code used. Each building application will have a related Plumbing and Mechanical permit created for review, fee and tracking purposes.**