

# Townhouse Requirements

## 2018 IRC with WA Amendments



**When there are more than four attached townhouse units, sprinkler protection is required.\* WAC 51-51-0313**

\*Sprinkler protection may also be required by the Fire Marshal when access and/or water flow are restricted.

### General Design Criteria

- ◇ City of Vancouver - [design loads and codes 2018.pdf \(cityofvancouver.us\)](#)
- ◇ Washington Amendments - <https://sbcc.wa.gov>

### When is a design professional required

- ◇ Washington State law requires an architect for buildings with more than four dwelling units RCW 18.08
- ◇ Washington State law requires an engineer for buildings not meeting IRC prescriptive design requirements RCW 18.43

### Which building permit is required?

- ◇ Single family lots (zero lot line construction) require a residential (RES) building permit for each lot.
- ◇ Multifamily lots require a commercial (CMI) building permit for each building (detached group of townhouse units).
- ◇ Contact planning for land-use permit requirements. - <https://www.cityofvancouver.us/ced/page/land-use-and-planning-applications>

### Where there are real property lines between units (zero lot line construction)

- ◇ Each unit requires an independent one-hour fire-resistance rated wall per R302.2.1 (a two-hour common wall is not permitted at real property lines).
- ◇ Structural independence requires each unit to be designed as a separate building with no other units present (i.e. no shielding from wind).
- ◇ Eaves or overhangs are not permitted to cross property lines, unless independently supported from the fire wall located on that lot.
- ◇ Utilities are required to be located on the property served and may not cross property lines.
- ◇ Shared gutters and downspouts require a maintenance agreement.

### More than two attached dwelling units on a Multi-Family Lot

- ◇ RCW Chapter 64.55 construction defect disputes-multi-unit residential buildings applies <https://app.leg.wa.gov/rcw/default.aspx?cite=64.55>