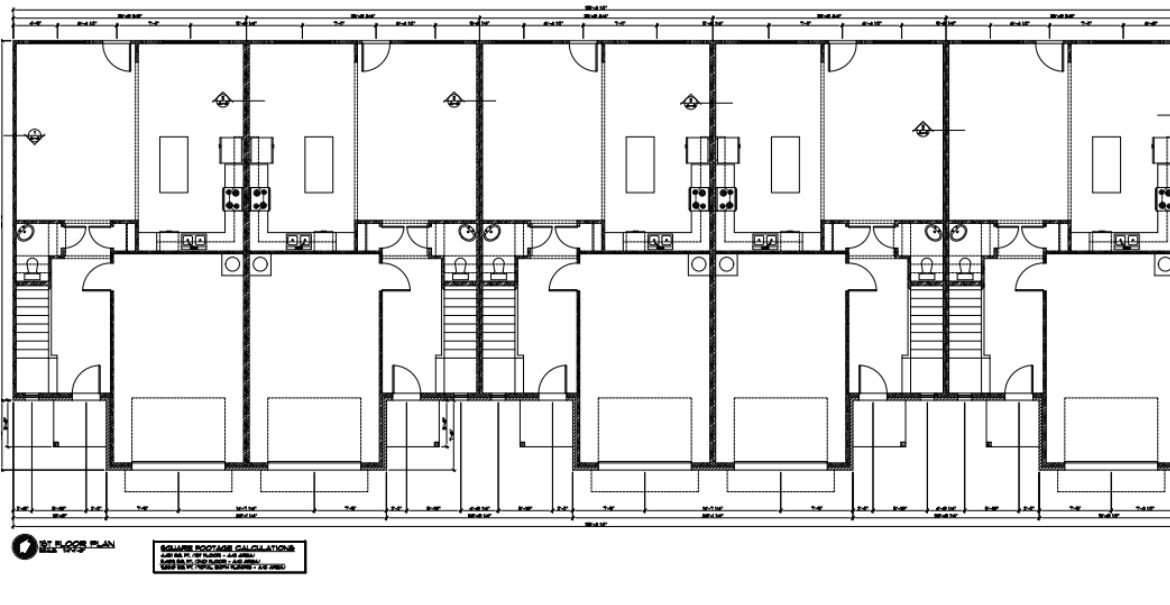
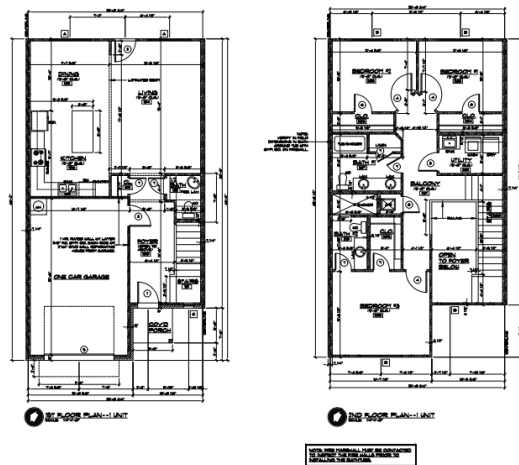


TOWNHOME CONSTRUCTION

1. Foundation to Roof Single Unit Construction
2. Firewall shall not be penetrated except for approved rated electrical outlet boxes per code (IRC R302.2)
3. Each Unit has TWO "yard" access points

IRC (A) 101.2 Scope: Multiple single-family units not more than 3 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, shall comply with the IRC.



Townhouses as defined and regulated in the 2015 ICC/IRC

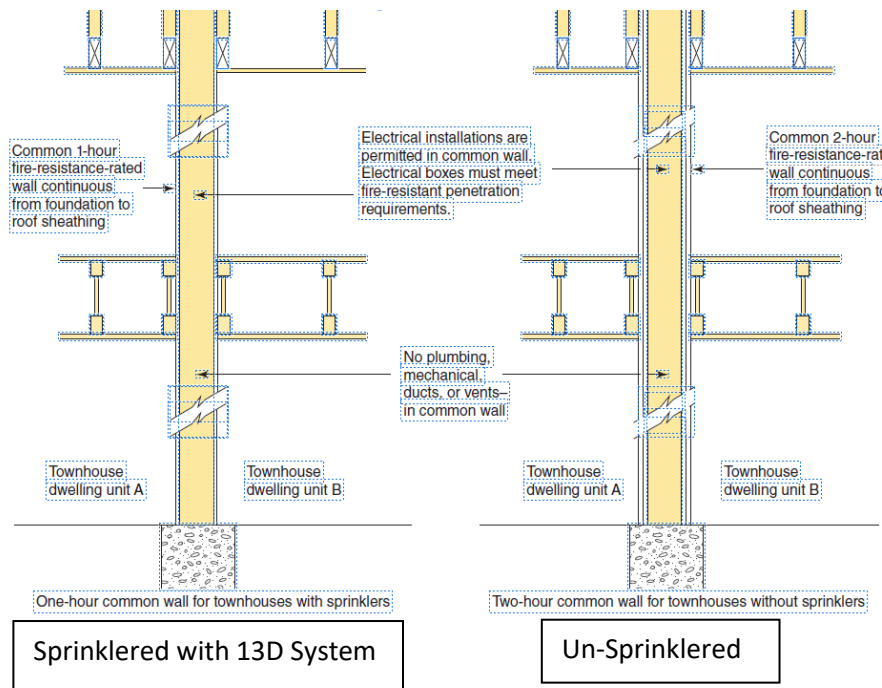
R202 Definitions

[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.

R302.2 Townhouses

Common Walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2 Item 1 or 2. **The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.** The wall shall be rated for the exposure from both sides and shall extend to be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263
2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263.



Both wall illustrations, *sprinklered or not*, are required to be firewalled without penetration for plumbing, mechanical equipment, ducts or vents.

2015 ICC/IFC

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

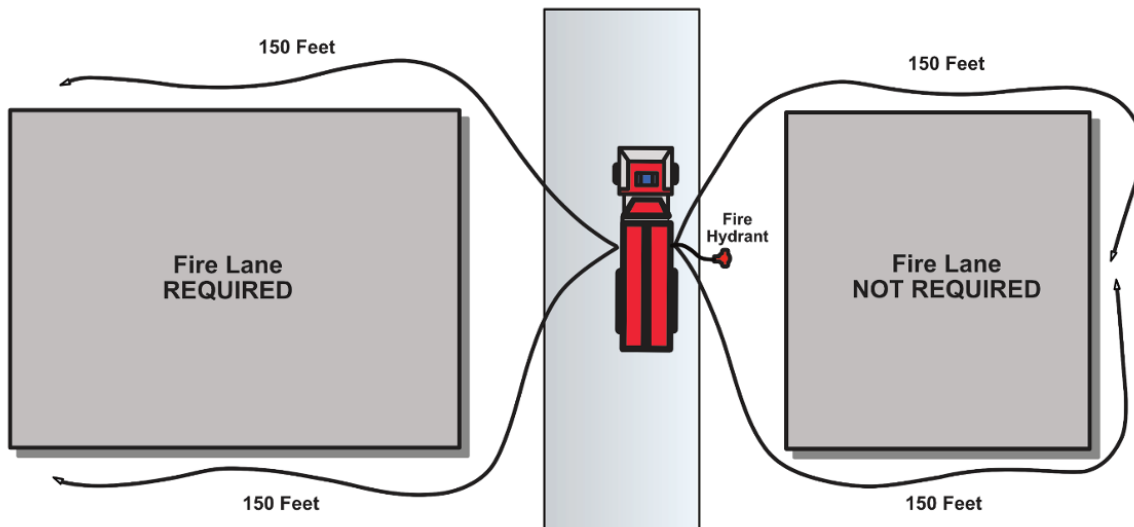
Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

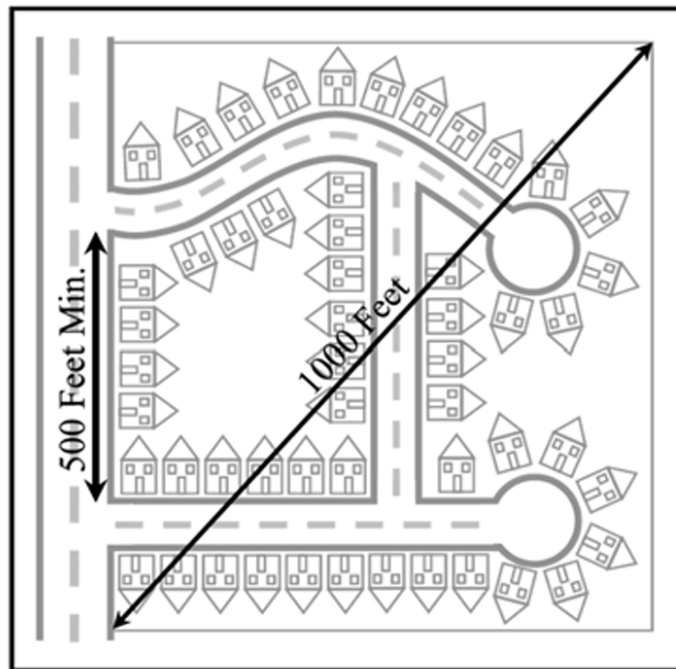
1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.



An approved sprinkler system would allow the buildings to be set back farther than the 150' requirement. (Per IFC 2015 edition, 503.1.1)



(Dwelling units exceeding 30 units)

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two, separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

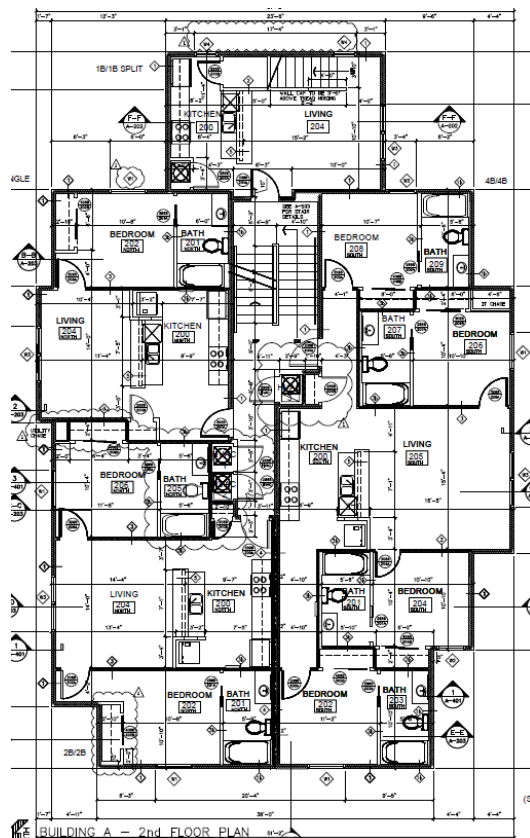
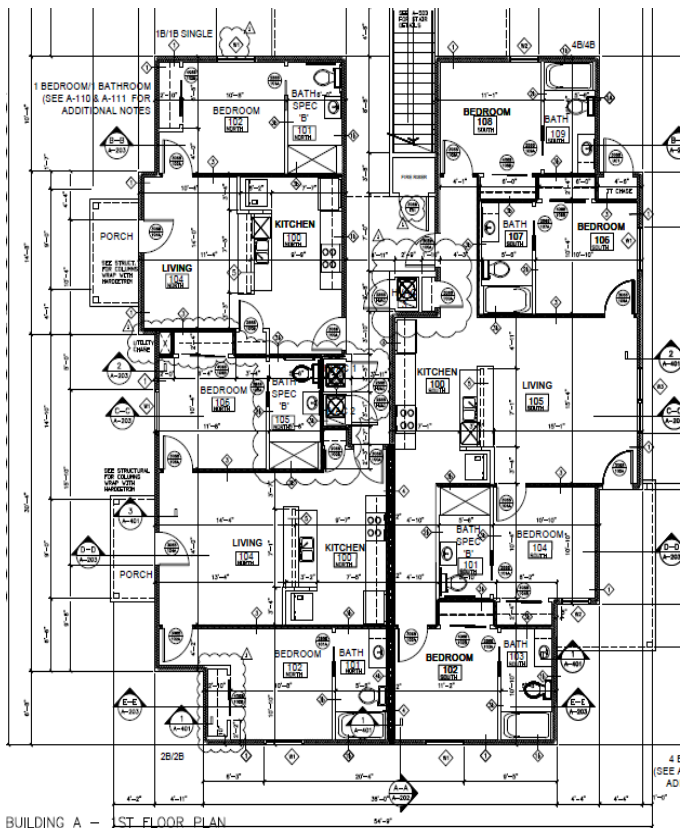
D 107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the **maximum** overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

An approved sprinkler system would allow an exception to the number of access roads. (Per IFC 2015 edition, D107.1)

MULTIFAMILY CONSTRUCTION

1. Allows Stacking of Units.
2. Allows Firewall Penetration.
3. Only One "Yard Access" Point Accepted



903.2.8 Group R.

903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.



❖ This section requires sprinklers in any building that contains a Group R fire area. This includes uses, such as hotels, apartment buildings, group homes and dormitories. There are no minimum criteria and no exceptions.