



# 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.*