



# Zero Lot-Line Duplex Bulletin # 50

Department of Planning and Land Services, June 2007  
Division of Building Safety and Inspection for 2006 I Codes

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## **Duplex Governed by the International Residential Code**

The International Building Code (IBC) and the IRC in their scoping statements clearly note that one and two-family dwellings are governed under the IRC.

## **Duplexes are permitted as residential buildings.**

The permit process for a duplex is the same as for a single family detached dwelling.

Mechanical and Plumbing permits will not be required. The fees are part of the residential application..

Energy code compliance will be documented by completing the normal residential energy form provided by the counter tech.

## **Impact Fees for Schools Assessed at Multifamily Rate**

The impact fees shall be assessed as multifamily. Determination was made in consultation with Budget and Finance. Fees vary by location.

## **Lot Requirements**

Duplex units are not required to be on individual (separate) parcel.

If there is a lot line between units, the fire separation requirements shall be the same as required for Townhouse units as outlined in the IRC and Bulletin #60. When duplex units are on individual parcels, ALL utilities must come into each unit without passing through or under another unit or parcel (excluding common areas).

If the duplex units are both on the same parcel and under one ownership, water lines, building sewers, fire suppression, or electrical services may pass through one unit to get to another.

## **Deferred Submittals not Allowed**

There is no provision for deferred submittals in the IRC. Since plumbing and mechanical systems are not complex, permits are incorporated in with the building permit.

**Exception:** Fire suppression permits if needed may be deferred at time of application but **MUST** be applied for before the building permit will be issued.