



DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS

Public Safety Services



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GOVERNOR

STATE FIRE MARSHAL

**M E M O R A N D U M**

To: Plan Review

From: Don Zeringue

Date: December 15, 2005

**RE: Townhouse Plan Reviews**

In response to requests concerning requirements pertaining to Office of State Fire Marshal code compliance review of townhouse construction, this office makes the following observations and determination.

This office does not review one and two-family dwelling units. Therefore, townhouse facilities may not require review by this office providing that:

1. The facility meets the following definition of 'townhouse' as defined by the 2003 edition of the IRC Chapter 2, Section R202. 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.
2. The local building official provides plan review for code compliance of the construction documents prior to construction, and on-site inspection of required fire-resistance-rated wall assemblies pertaining to continuity, parapets, parapet construction and structural independence as per the 2003 edition of the IRC Section R317.2.
3. The local building official is the party responsible for verifying that the design and construction of the required fire-resistance-rated walls is in compliance with the 2003 edition of the IRC.

**Documentation shall be provided to this office from the local building inspector stating that plan review (prior to start of construction) of construction documents and on-site inspection of the fire-resistance-rated walls (prior to closure of walls) shall be conducted by the local building official office to assure compliance with the 2003 edition of the IRC. Otherwise, if a group of three or more attached dwelling units is to be constructed, plans shall be submitted to the Office of State Fire Marshal and shall be reviewed as an Apartment Occupancy, as per the NFPA 101 Life Safety Code.**

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OFFICE OF STATE FIRE MARSHAL, CODE ENFORCEMENT, AND BUILDING SAFETY

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