

STATE BUILDING CODE OPINION 21-May01

CODE: 2018 International Residential Code

SECTION: IRC R302.2.6 Townhouses

QUESTION: Is structural independence (R302.2.6) of townhouse units, separated by double walls (R302.2.1) no longer required in the Washington State Residential Code? This appears to be the intent of the IRC using Section R302.2.6 and the definition of "Townhouse" in the model code?

ANSWER: Yes, structural independence of townhouse units, separated by double walls, is no longer required in the Washington State Residential Code. According to the vote at the November 8, 2019, Council meeting, Section R302.2.6 should read as follows:

R302.2.6 Structural independence. This section is not adopted.

This will be corrected by expedited rulemaking.

BACKGROUND: Two definitions were changed to provide a distinction between a group of townhouses (i.e. "Townhouse") versus a single townhouse (i.e. "Townhouse Unit). Looking at the original proposal, Section R302.2.6 was intended to be amended to incorporate the new defined term (townhouse unit), but there was another proposal (Option 2), to delete the requirement for structural independence entirely. According to the minutes of the November 8, 2019 Council meeting, a motion was made to accept Option 2, which struck Section R302.2.6.

SUPERSEDES: None

REQUESTED BY: Labor and Industries

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