

# Pikes Peak REGIONAL Building Department

## CLARIFICATION:

Originally Posted: June 21, 2018

- updated May 30, 2023 for 2023 Pikes Peak Regional Building Code

- updated April 12, 2024 for Technology Accessibility compliance

## **Two-UNIT DWELLINGS.**

**RBC303.2 - 2023 Pikes Peak Regional Building Code (PPRBC)**

**R202 - 2021 International Residential Code (IRC)**

### *CODE AS WRITTEN:*

#### **2023 Pikes Peak Regional Building Code**

**RBC303.2 SCOPE.** The provisions of the Residential Building Code shall apply in accordance with Section RBC101.3 of this Code specifically to one- and two-family dwellings and townhomes not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures.

#### **2021 IRC - R202 Definitions**

**Dwelling.** Any building that contains one or two *dwelling units* used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

**Dwelling Unit.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Townhouse.** A *building* that contains 3 or more *Townhouse Units*.

**Townhouse Unit.** A single-family *dwelling unit* constructed in a *townhouse* that extends from foundation to roof and that has a *yard* or *public way* on not less than two sides.

### *CLARIFICATION:*

A building containing only one or two dwelling units may be constructed per the 2021 International Residential Code (IRC) as amended by the 2023 Pikes Peak Regional Building Code (PPRBC). Regardless of the building description, whether it is considered a two-family dwelling, a duplex, a two-unit condominium, etc., the definition of "Dwelling" is still applicable according to the 2021 IRC. In addition, while the project code per the U.S. Census Bureau may be different based on the building description, the code requirements of the 2021 IRC apply along with any amendments provided by the 2021 PPRBC.