

CLARIFICATION:

Prepared: June 21, 2018

Two-UNIT DWELLINGS.

RBC303.2 - 2017 Pikes Peak Regional Building Code (PPRBC)

R202 - 2015 International Residential Code (IRC)

CODE AS WRITTEN:

2017 PPRBC

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.

2015 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 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 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 2015 International Residential Code (IRC) as amended by the 2017 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 2015 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 2015 IRC apply along with any amendments provided by the 2017 PPRBC.