



Building Division
201 SE 3rd STREET (Second Floor)
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Residential Townhome or Townhouse Construction Checklist

Note: True Townhome or Townhouse construction shall follow all requirements below to be exempt from Fire Sprinkler Systems as per the 2017 Florida Building Code, Residential.

() Building notes shall show the following: Townhouse building has been designed per 2017 Florida Building Code, Residential, SECTION R302 FIRE-RESISTANT CONSTRUCTION, R302.2 Townhouses.

- Do not use the wording 2017 Florida Building Code, Building, only reference the Florida Building Code, Residential in all general notes.

() R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by separate fire resistance rated exterior wall assemblies meeting the requirements of zero clearance from property lines of Section R302.1 for exterior walls. Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263, or in accordance with the Florida Building Code, Building Section 722 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall unless such materials and methods of penetration comply with Section R302.4. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4. R302.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

() R302.2.2 Parapets for townhouses. Parapets constructed in accordance with Section R302.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface. Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls.

() Shall meet the following definition: SECTION R202 DEFINITIONS, [RB] TOWNHOUSE. A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

- Lot lines shall be platted between every unit to form a front and rear lot area same as a residential type lot, a zero-lot line through the centerline of all fire rated unit walls, do not plat as condos.
- Each unit shall meet the following to be classified as residential, 2017, FBC, Section 310.5 Residential Group R-3, occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. Meaning that Group R1 and R2 are commercial in nature, rentals, or are units that are either transient or non-transient in nature condo type units, Group R1 and R2 shall be per the 2017 Florida Building Code, Building (Commercial Code) which requires Fire Sprinklers, and the 2017 Florida Fire Prevention Code which requires Fire Sprinklers.
- Group R3 Townhouses or Townhomes shall be per the 2017 Florida Building Code, Residential, which are not regulated by the 2017 Florida Fire Prevention Code or the 2017 Florida Building Code, Building (Commercial), Group R3 Townhouses do not require Fire Sprinklers when meeting these requirements.

Important Note: All conditions listed above shall be met to be exempt from Fire Sprinkler installation no exceptions.