Southwest Washington Chapter of ICC

This construction detail is illustrative of the minimum standard of construction based upon the 2018 IRC / WAC 51-51

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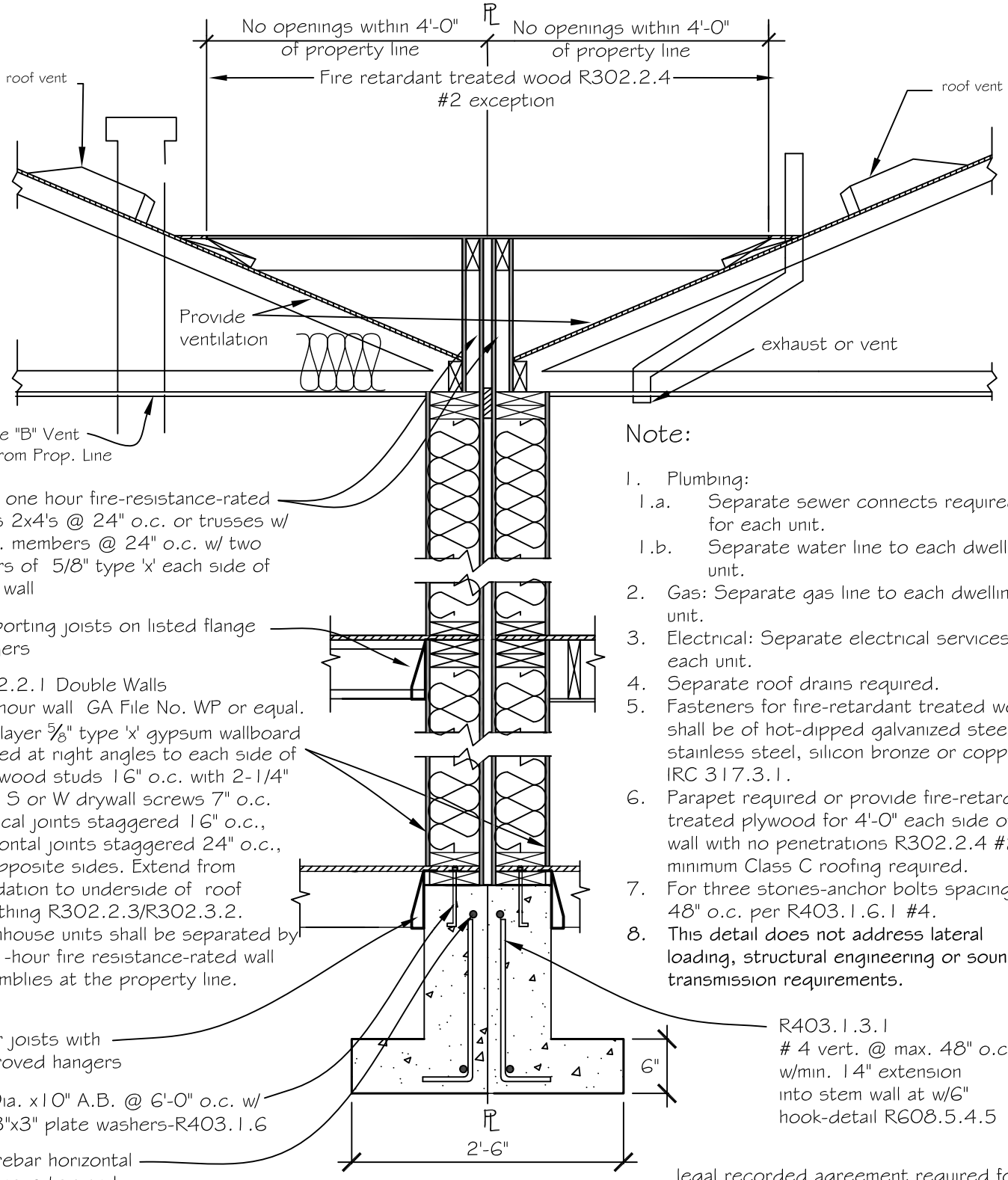

Note:

1. Plumbing:
   1.a. Separate sewer connects required for each unit.
   1.b. Separate water line to each dwelling unit.
2. Gas: Separate gas line to each dwelling unit.
3. Electrical: Separate electrical services for each unit.
4. Separate roof drains required.
5. Fasteners for fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper IRC 317.3.1.
6. Parapet required or provide fire-retardant treated plywood for 4'-0" each side of wall with no penetrations R302.2.4 #2, minimum Class C roofing required.
7. For three stories-anchor bolts spacing @ 48" o.c. per R403.1.6.1 #4.
8. **This detail does not address lateral loading, structural engineering or sound transmission requirements.**

Trusses and joist perpendicular to wall of townhouse Two-One Hour

Reviewed by TAG 12-14-23 R302.2