



BERKELEY COUNTY  
BUILDING AND CODE ENFORCEMENT

Henry Jackson  
Chief Building Official

**New Construction of Townhomes - Effective 2/1/2021**

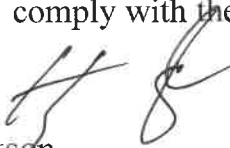
Per the International Residential Code, the definition of a townhouse is as follows:

**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 side.*

Per section 104.1 of the International Residential and the International Building Code, *the Building Official has the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions.*

Legal ownership terms as are follows:

1. Townhome designed with a “zero lot line”, each property (building) will have an separate TMS number and separate ownership extending below ground to top of roof. Separate services (meter) on each dwelling unit. No meter banks on end of building, no utilities can pass through or under another property.
  - a. This will fall under the IRC **not** the IBC
  - b. If sprinkled, then provide details
  - c. 2 hour fire wall if **not** sprinkled, or 1 hour fire wall if sprinkled
2. Townhome categorized R-2 (non-transient apartment) must be designed and constructed in accordance with the IBC. These are owned by one individual and/or company, rented out as “apartment style” units.
  - a. Sprinkled
  - b. 1 hour fire separations between units
  - c. Accessibility (ADA) applies if over 3 units in a building
  - d. Common area- accessibility applies, as does commercial stairs (handrails on both sides, etc.)
  - e. Utilities can pass through or under the units since there is a common owner, this must comply with the IBC.

  
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