
FIRE PREVENTION AND BUILDING SAFETY COMMISSION
Interpretation by Building Law Compliance Officer
Division of Fire and Building Safety
Indiana Department of Homeland Security

Title: Interpretation of 675 IAC 14-4.3 (Indiana Residential Code, 2005 edition)

Date: May 15, 2010

Purpose: To clarify that all equipment, all utility lines, which include, but are not limited to, gas, electrical, telephone, cable, fiber optics, water, and sanitary, and all associated systems for each townhouse shall be located completely within the property lines that define the location of each townhouse.

Interpretation: The Building Law Compliance Officer interprets the following sections as establishing that all equipment, all utility lines, which include, but are not limited to, gas, electrical, telephone, cable, fiber optics, water, and sanitary, and all associated systems for each townhouse shall be located completely within the property lines that define the location of each townhouse.

Section R202 – Defines "Townhouse" as a single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with open space on a least two sides.

Section R302.2 – Prohibits openings in the walls establishing property lines.

Section R317.2 – Each townhouse shall be considered a separate building.

Section R317.2.4 – Each individual townhouse shall be structurally independent.

Section M1401.2 – Access required to equipment (which includes ductwork).

Section M1602.2 – Return air from an adjacent unit prohibited (found in chapter 24 for gas units).

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