

## Building Code requirements for 0-lot line construction

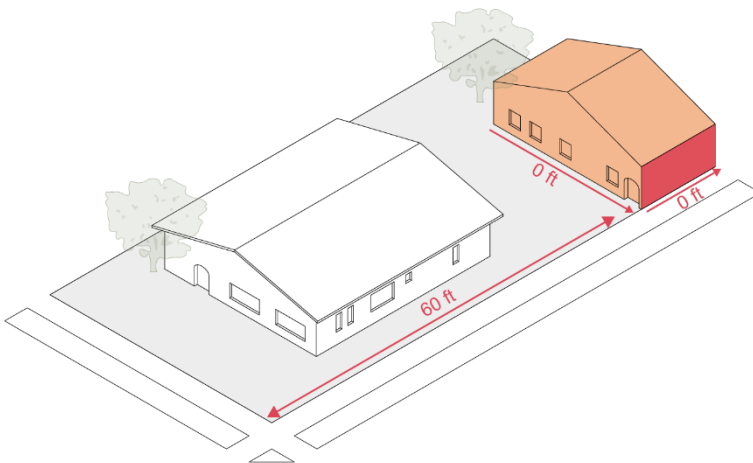
### Summary Table

Construction Option	Wall Type	Fire-Resistance Requirement	Openings Allowed?	Code Reference
<b>Separate Walls (Type III)</b>	Bearing walls	2-hour, both faces	No	Table 602 & 705.5
	Nonbearing walls	1-hour, both faces	No	Table 602 & 705.5
<b>Separate Walls (Type V)</b>	Bearing walls	1-hour, both faces	No	Table 602 & 705.5
	Nonbearing walls	1-hour, both faces	No	Table 602 & 705.5
<b>Party Wall (single wall)</b>	Fire wall	Per Section 706 (typically 2-hour or as required)	No	Section 706.1.1

**Type III:** Combines noncombustible (brick, stone, concrete, metal) exterior walls with flexible (often wood) interiors; FRTW (Fire Retardant Treated Wood) permitted.

**Type V:** Offers maximum flexibility, ideal for small-scale residential—compliance depends on subtype (VA or VB).

- VA (Protected): Requires fire-rated assemblies (e.g., 1-hour) for framing, walls, floors, etc.
- VB (Unprotected): No fire-resistance ratings required for structural or envelope assemblies.



### Fire Egress:

	Min. Opening Area	Min. Opening Height	Min. Opening Width	Max. Sill Height
<b>Code Type</b>				
<b>IBC</b>	5.7 ft <sup>2</sup> (5 ft <sup>2</sup> at grade level)	24 in	20 in	44 in

## Building Code Requirements for Dwelling units

### Bedrooms

Requirement	Minimum Value
Floor area (habitable room)	70-100 sq ft
Minimum horizontal dimension	7 ft (any direction)

Accounting for some closet furniture, the smallest comfortable rooms are 100 sq ft and must include storage/closet space.

### Hallways

**Section R311.6** specifies that **hallways within residential structures** must be **at least 3 feet (36 inches)** wide.

This ensures sufficient space for general circulation, movement of furniture, and occupant safety.

### Bathrooms

A **full bathroom** (with shower or tub) typically needs **30–35 sq ft** to comfortably accommodate fixtures and their required clearance.

### Kitchens

**Absolute minimal, still usable:** ~12' × 5' (**≈60 sq ft**) with counter-depth fridge and **36"** clear in front.

**More comfortable:** keep the 12' run but **42"** clear (**≈67 sq ft**)