

# NOTICE REGARDING DUPLEXES AND CONDOS

City of Springfield    Department of Building & Zoning    Room 304 Municipal Center West    Springfield, IL 62701    789-2171  
December 2002  
Revised March, 2006

**This notice must be read and signed by all persons applying for a building permit to construct a new Two-Family residence. Many additional terms are used to describe Two-Family Residences, such as: Duplexes, Condos, Condominiums, Row Houses, Zero Lot Line Houses, etc. For code purposes, the following definitions need to be used, and the following requirements need to be met:**

**DUPLEX** A Duplex is a Two-Family Residence where the entire building is owned by one person. The owner may live in the Duplex and rent the other half, or may rent both halves and live somewhere else. For a Duplex, the International Residential Code requires that a one-hour firerated wall be installed between the two dwelling units, extending from the floor of the crawl space (or basement) to the underside of the roof deck. Plumbing may be installed in the one-hour firerated wall. Note that a Duplex cannot be legally sold as a Condo in the future.

**CONDO** A Condo is a Two-Family Residence where each dwelling unit has separate ownership. Each owner may live in their half of the Condo, or may rent it out to someone else. For a Condo, the International Residential Code requires that a two-hour firerated wall be installed between the two dwelling units, extending from the floor of the crawl space (or basement) to the underside of the roof deck. Also, all along each side of the two-hour firerated wall, 5/8" firerated drywall must be applied to the underside of the roof deck for a horizontal distance of 48". Pipes and vents may not penetrate the roof in this area of horizontal drywall, although roof trusses may occur within this area. Plumbing may not be installed in the two-hour firerated wall.

The undersigned agrees to the above requirements, and declares that this building will be a:

Duplex        \_\_\_\_\_        (One owner, one-hour wall)

Condo        \_\_\_\_\_        (Two owners, two-hour wall)

Permit Applicant Name        \_\_\_\_\_

Permit Applicant Address        \_\_\_\_\_

Property Address or Description        \_\_\_\_\_

Date        \_\_\_\_\_