



CITY OF CLEVELAND, TN DEVELOPMENT AND ENGINEERING RESIDENTIAL INSPECTION CHECKLIST

Please note: This list is not inclusive of all items that may require inspection. Failure to be ready for a requested inspection may result in a re-inspection fee. In a Special Flood Hazard Area, all provisions of the municipal code and Flood-Resistant construction must be followed.

TWO-FAMILY DWELLINGS AND TOWNHOMES:

TOWNHOME VS. TWO-FAMILY DWELLING

1. Two family dwellings, commonly referred to as duplexes, differ from townhomes in that they are not considered to be separate buildings. By definition, a two-family dwelling would need to be located on a single lot. The separation between a two-family dwelling is less stringent than that of a townhome.
2. A two-family dwelling need only be separated by a 1-hour rated wall, or ½-hour rated wall if equipped with an automatic sprinkler system. A townhome requires a 2-hour rated wall, unless it is equipped with an automated sprinkler system in which case it requires a 1-hour rated wall protected from both sides. (R302.2 & R302.3) ***Note: This differs from the IRC due to laws adopted by the state allowing 2-hour rated wall construction in lieu of a 1-hour rated wall with a sprinkler system.**
3. In a two-family dwelling, the fire-resistant rated assembly must extend to and be tight against the exterior wall, and shall extend from the foundation to the underside of the roof sheathing. Wall assemblies need not extend through the attic spaces when the ceiling is protected by not less than 5/8-inch Type X gypsum board and an attic draft stop is constructed.(R302.3)

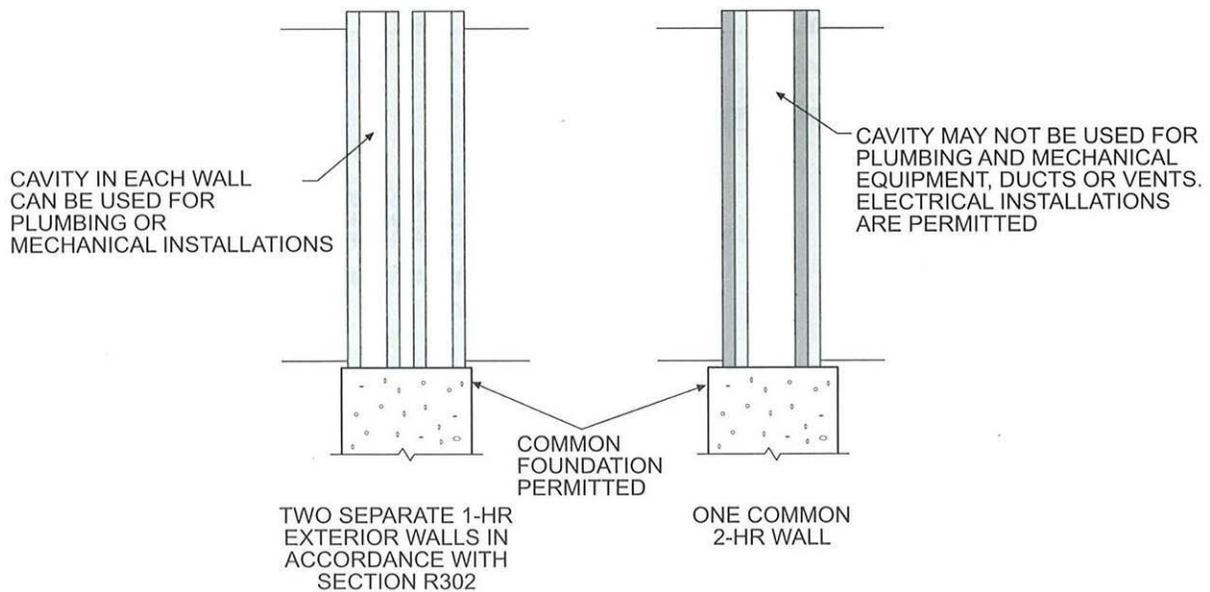
TOWNHOMES

1. Anchor bolting is properly installed and at a minimum of 2 per plate, spaced maximum 6' o.c. (4' o.c. max if the building is over 2 stories above grade plane in height) and a maximum 12" from plate ends, or an approved alternative fastener is installed per above grade plane in height) and a maximum 12" from plate ends, or an approved alternative fastener is installed per manufacturer's installation instructions or per engineered specifications. (R403.1.6)
2. Anchor bolts (minimum ½") shall be embedded a minimum 7 inches into concrete or fully grouted cell of concrete masonry unit. Masonry cell shall be grouted a minimum of one block course deep. Installation in grout key or mortar joint is not permitted. (R403.1.6)



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3. ***Note: Walls separating townhome units shall be anchored in the same manner as the exterior walls in accordance with the above provisions. See the Foundation Wall checklist for more information on foundation anchorage.**
4. In townhomes not equipped with an automatic sprinkler system, the fire resistant rated wall must have a minimum 2-hour rating. This can be accomplished using either two 1-hour rated walls, or a common 2-hour rated wall. The common 2-hour rated wall may not contain any plumbing or mechanical equipment, ducts, or vents. See figure below.



5. The fire resistance rating must also be extended either using a parapet, through the use of a horizontal rated construction at the roof decking. This can be done in either of the following ways:
- The roof decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for a distance of 4 feet on each side of the rated wall, covered in a minimum class C roof covering. No openings or penetrations are allowed through this construction.
 - Type X gypsum board is installed directly beneath the roof decking or sheathing for a minimum distance of 4 feet on each side of the wall. No openings or penetrations are allowed through this construction.

***Note: This construction is not required where roof surfaces adjacent to the wall are at different elevations and the higher roof is more than 30 inches above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire resistance rating for exposure from both sides.**

(R302.2.2)



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6. An engineered wall system is allowed provided that the documentation shows it meets all the ICC criteria for a 2-hour rated wall system. The wall must be installed exactly as specified in the installation instructions, and any deviation would require approval from the manufacturer. This documentation must be submitted for approval by the Building Official. The shaft wall system commonly used does not provide the fire resistance extension that is specified in item 5 above. This extension of the rating is still required to prevent fire spread over the rated wall. (This was verified with ICC)