



## TWO FAMILY DWELIING BUILDING CODE REQUIREMENTS

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*The State of Utah adopts the International Residential Code for regulation for new construction and changes in use of buildings and remodels. Several key components come into effect that are not part of a single family dwelling. These will be outlined for reference for those desiring to convert a single family residence to that of a two-family dwelling in areas that allow accessory apartments based on Moab City zoning. This list is not an all exclusive list and does not address all the changes, but provides a guide to some of the more difficult code provisions. A Type III ADU will have separate requirements than those listed below.*

All units require a separate entrance allowing for a net opening of 32". (R311.2)  
All units shall have egress windows for all bedroom locations that comply with the following measurements: Width min of 20", Height Min of 24" with a net clear opening of 5.7 sq ft. (R310) Egress windows shall not exceed 44" maximum height from floor

Smoke detectors that are wired into the building power and backed with battery power of which shall be interconnected, carbon monoxide detectors for each level with gas appliances. (R314)

Separate power panels that are accessible to unit, with 100 Amp minimum rating (R3601.6.2)

Separate heating system and controls for temperature to unit (R303.8)

One hour fire separation required between units with all structural members protected to same level of protection (R302.3)

All habitable areas with minimum of 70 square feet. (R304)

Each unit shall have bathrooms with a lav, water closet, and shower or tub (R306.1)

Each unit shall have a kitchen with a sink, cooking means, and a washable countertop. (R306.2)

*\*These requirements in addition to any Land Use requirements shall be met for occupancy of any structure intended for use as a multi-family dwelling.*