



**City of Sebastopol  
Building Department**

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Building Official

**Row House Policy Information Sheet**

This informational sheet is intended to provide guidance for the design and construction of single or duplex family residential units that are proposed for minimal setbacks to property lines. The information provided is intended to be used for general reference and may not address all issues associated with design and construction of these type of projects.

**Definitions:**

*Townhouse: A single family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.*

*Row House: Multiple structurally independent single or duplex residence units on individual lots or parcels placed adjacent to property lines with minimal separation and with a yard or public way on at least two sides.*

*Opening: Any portion of a building that is not solid wall construction (windows, doors, ventilation openings, carports/patio or porch covers, etc.).*

*Projection: A portion of a building that is structurally supported by another portion of the building by cantilever design. Any portion of a building having its own foundation for support is not a projection.*

**General Requirements:**

1. Design and construction shall be consistent with the standards and provisions outlined in the current adopted edition of the *California Residential Code* (CRC) or *California Building Code* (CBC) and other related provisions of the Santa Rosa City Code as applies.
2. Project Master Plans may be submitted for review and approval of generic unit types. Master Plans may be submitted for building permit review subsequent to discretionary design review approval. Master Plan approval will expire upon adoption of new building codes.
3. Subsequent to Master Plan approval, lot specific site plans showing generic unit type, grading, drainage, landscape, utility and other site information may be submitted for construction permits as desired.
4. Lot specific building permits to begin construction cannot be issued until final map is recorded, encroachment permit issued, and sufficient off-site improvements are in-place to allow for Fire Department approval to begin vertical construction.

5. Provision for access for maintenance and repair of exterior walls, roofs and flashings from adjoining properties shall be provided and documented in a recorded Maintenance Agreement prior to issuance of a building permit.
6. All discretionary approvals from Planning Division must be obtained prior to submittal of master plans for building permit and plan review.
7. Row House projects designed as structurally independent units consistent with City policy do not constitute a "Covered Multi-Family Dwelling" as referenced in CRC section R320, and therefore do not require design and detailing for disabled access provisions of CBC Chapter 11A.
8. Common driveways must be separated at the property line with a control joint.
9. An agreement between adjacent property owners for access to provide maintenance and repair must be recorded and submitted to the Building Division prior to issuance of a building permit.
10. Covered porches, patios and carports with open sides may not be constructed adjacent to property lines.
11. Details attached to this document are informational only and do not constitute required construction. They are intended to provide generic guidance as to how construction adjacent to property lines might be accomplished.

**Structural Requirements:**

1. Each Row House shall be structurally independent; have an independent design capable of resisting gravity and lateral forces; and shall be fully contained upon each separate lot.
2. Deflection of Row Houses adjacent to property lines shall be designed to prevent drift crossing the property line. Wood shearwall deflection shall be assessed consistent with AWS SDPWS section 4.3.2
3. Common foundations across property lines are not allowed.
4. Continuous floor, roof and wall sheathing is not allowed across property lines.

**Foundations:**

1. Foundations must be designed and detailed to be structurally independent. Offset foundations with vertical separation of three feet or greater shall be designed as retaining walls.
2. Architect, Engineer or designer of record shall provide design at property lines that prevents potential water migration across property lines due to plumbing, fire sprinkler, or roof leaks.

**Walls, Floors, and Roofs:**

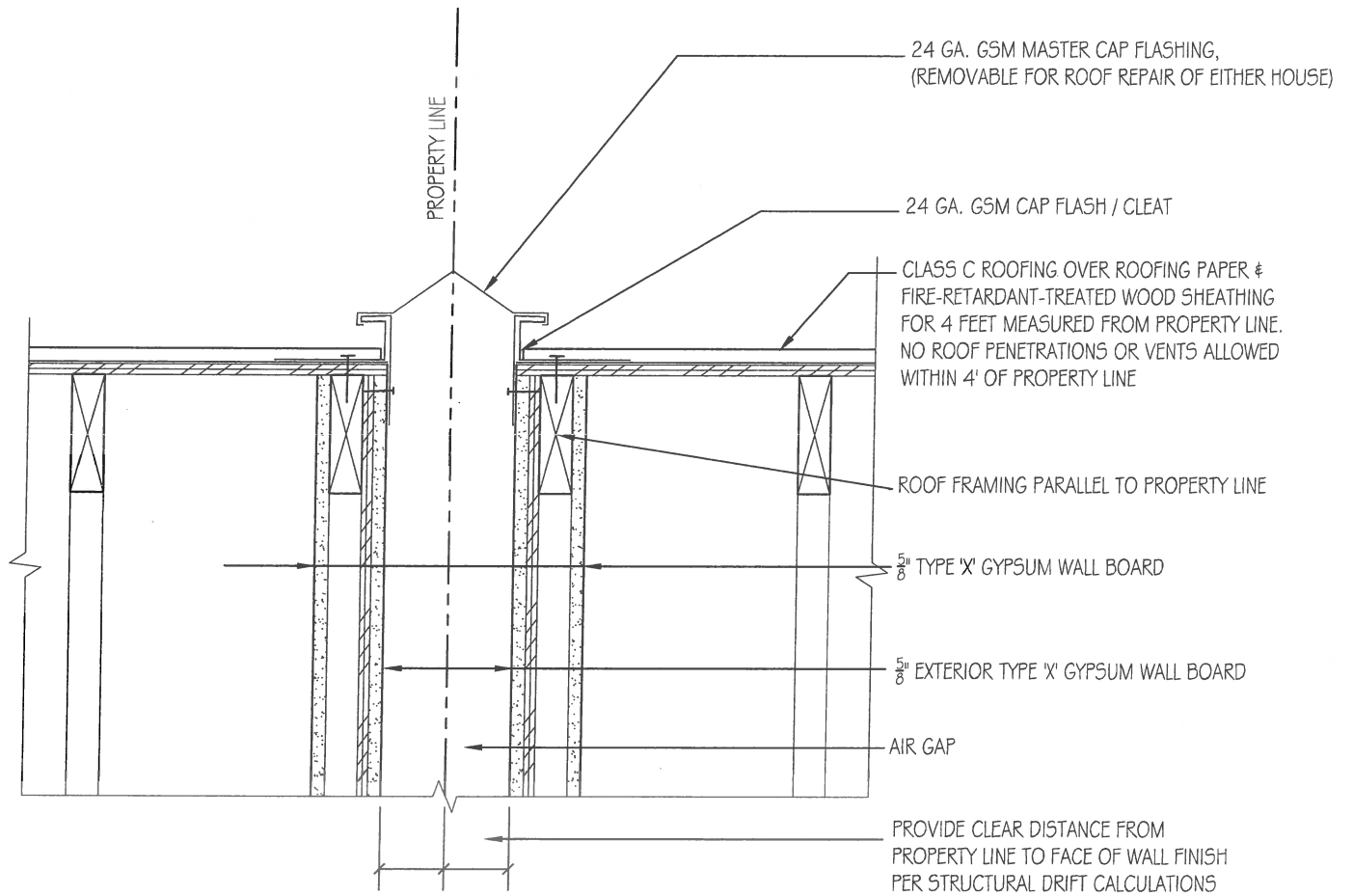
1. Floor or roof sheathing may not extend across property lines.
2. Flexible metal roof flashing may be provided across property lines to prevent storm water and debris intrusion between units.
3. Roof gutters may overhang the property line.
4. Downspouts may not cross the property line or terminate over the property line.
5. Downspouts shall be connected to closed conduit drain lines or terminate on splash blocks such that stormwater drainage does not cross the property line.

**Fire Protection Requirements:**

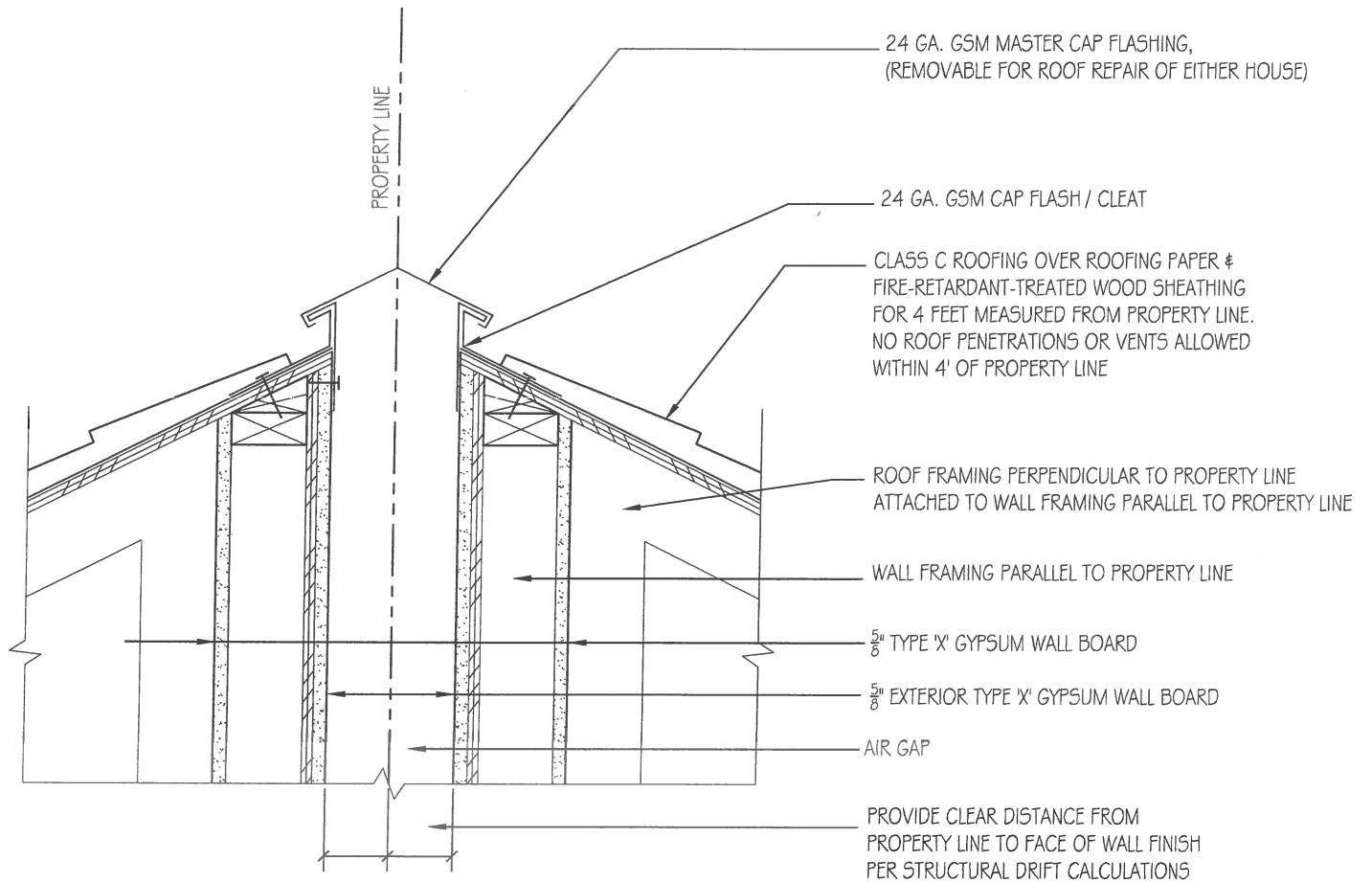
1. Fire resistive construction and opening protection at front and rear exterior walls not required if building setbacks are consistent with CRC Tables R302.1 (2).
2. Walls separating Row Houses and/or accessory structures shall be separate 1-hour rated fire resistive construction on each side of property line extending from foundation to the underside of roof covering without openings or penetrations.  
R302.2
3. Exterior walls shall be of weather resistant materials. Exterior type fire rated drywall may be utilized at enclosed adjacent fire rated walls when a recorded Maintenance Agreement is provided identifying provisions for maintenance and protection of adjacent walls.
4. Roof parapets shall be provided at common walls or provide class "C" (class "A" in WUI zones) rated roof covering on entire roof and non-combustible or fire retardant wood roof construction for a minimum of four feet on each side of the property line.  
R302.2.2
5. Provide independent 13D sprinkler systems throughout each unit.
6. Roof or floor/deck projections shall be as stipulated by the building code under reference at the time of submittal of application for permits. Unrated projections are not permitted within two feet of the property line CRC Table R302.1(2).
7. No bearing support other than a solid wall such as post/headers of open patio or porch covers or carports may be located within three feet of the property line. (Openings in exterior walls). CRC Table R302.1(2).

**Utilities, Plumbing vents and Fuel Burning Appliance venting:**

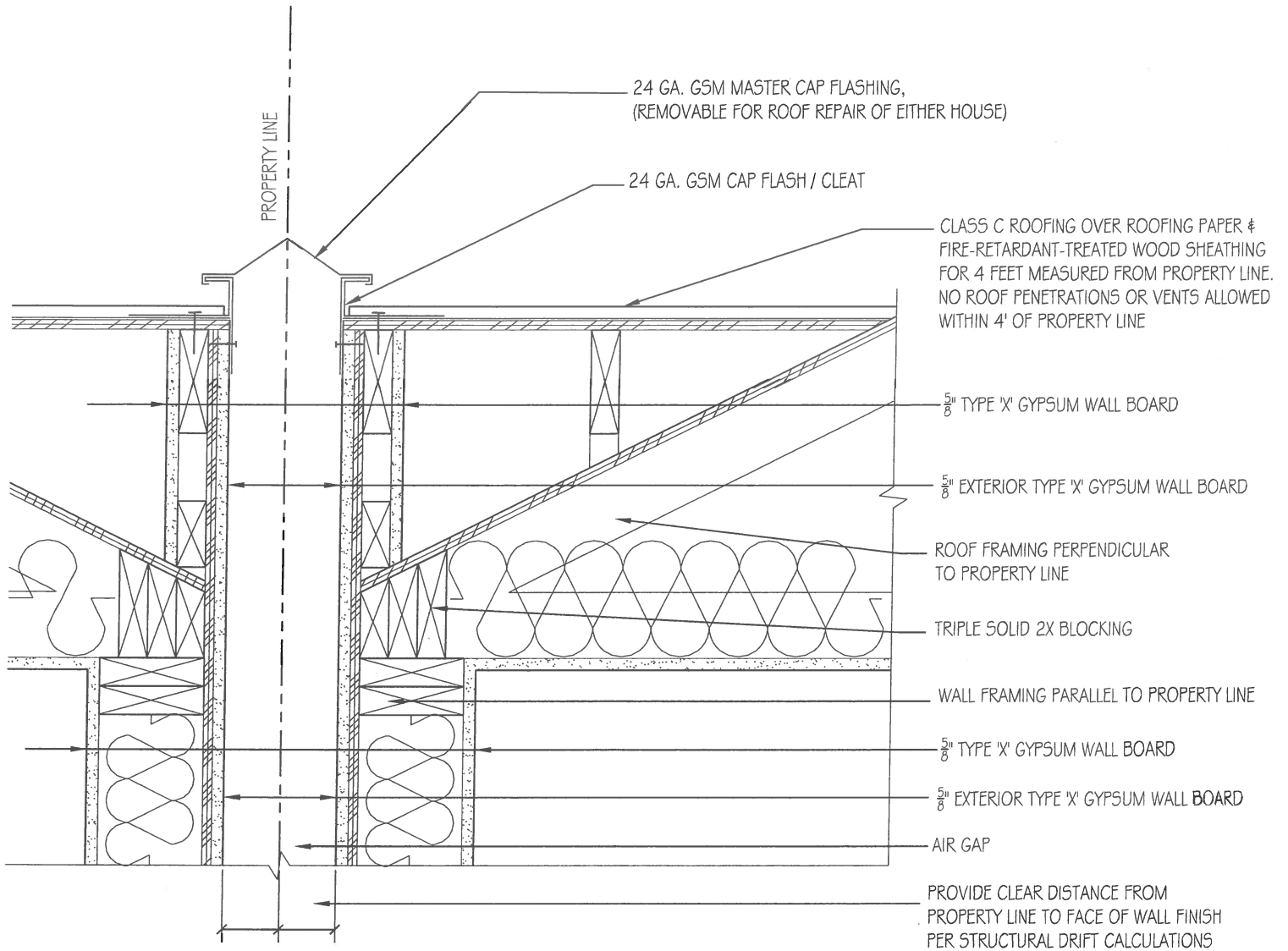
1. Utilities may not extend across property lines without appropriate recorded easements.
2. Plumbing from one unit shall not extend below an adjacent structure.
3. Plumbing and Appliance venting shall be setback from property lines consistent with requirements of prevailing code.
4. Utility meter locations shall be consistent with PG&E requirements and shall be annotated on plan and elevation sheets submitted during Master Plan review stage.



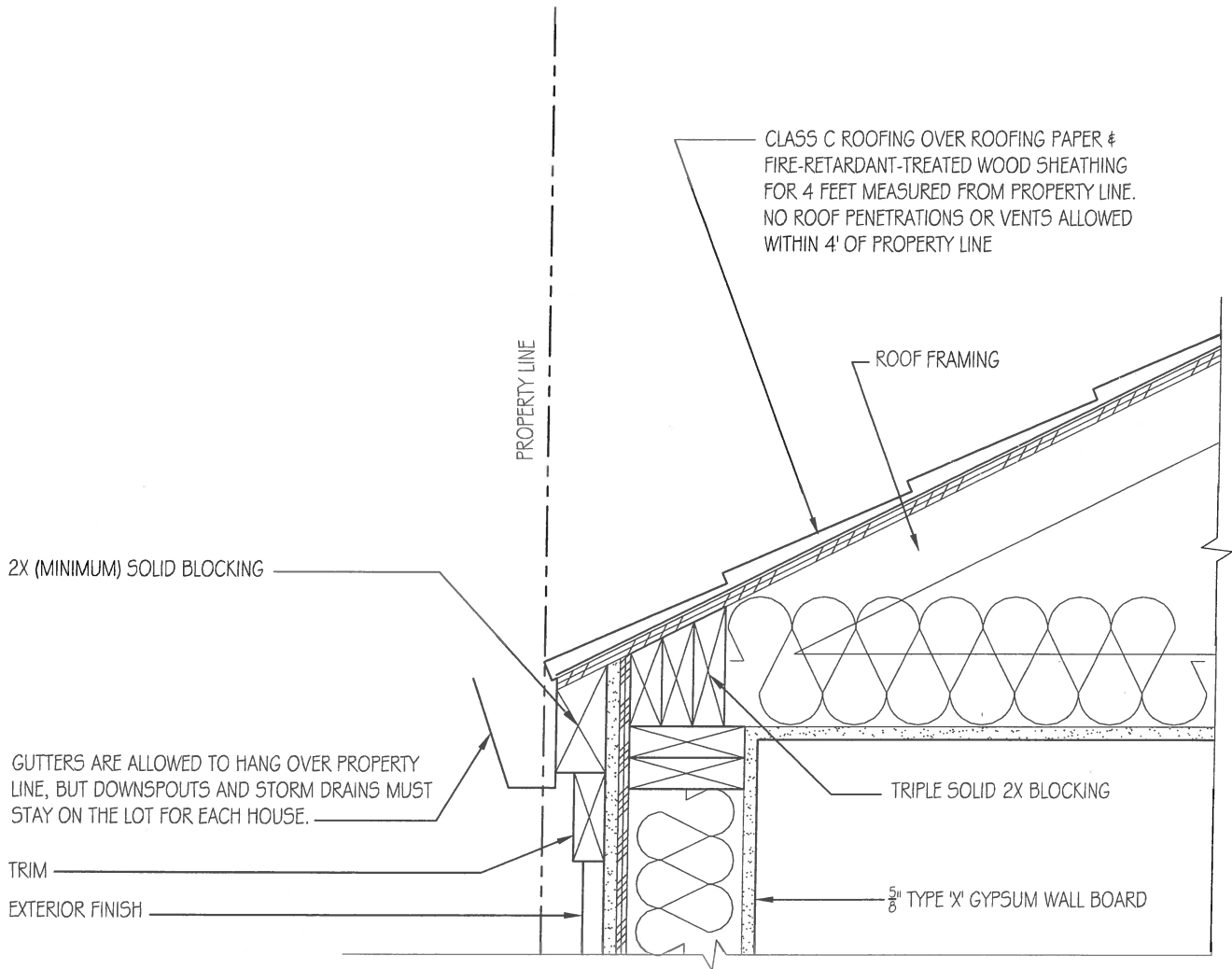
DETAIL A  
 ROOF FRAMING PARALLEL  
 TO PROPERTY LINE  
 DATED AUGUST 22, 2016



DETAIL B  
 ROOF FRAMING PERPENDICULAR  
 TO PROPERTY LINE  
 DATED AUGUST 22, 2016

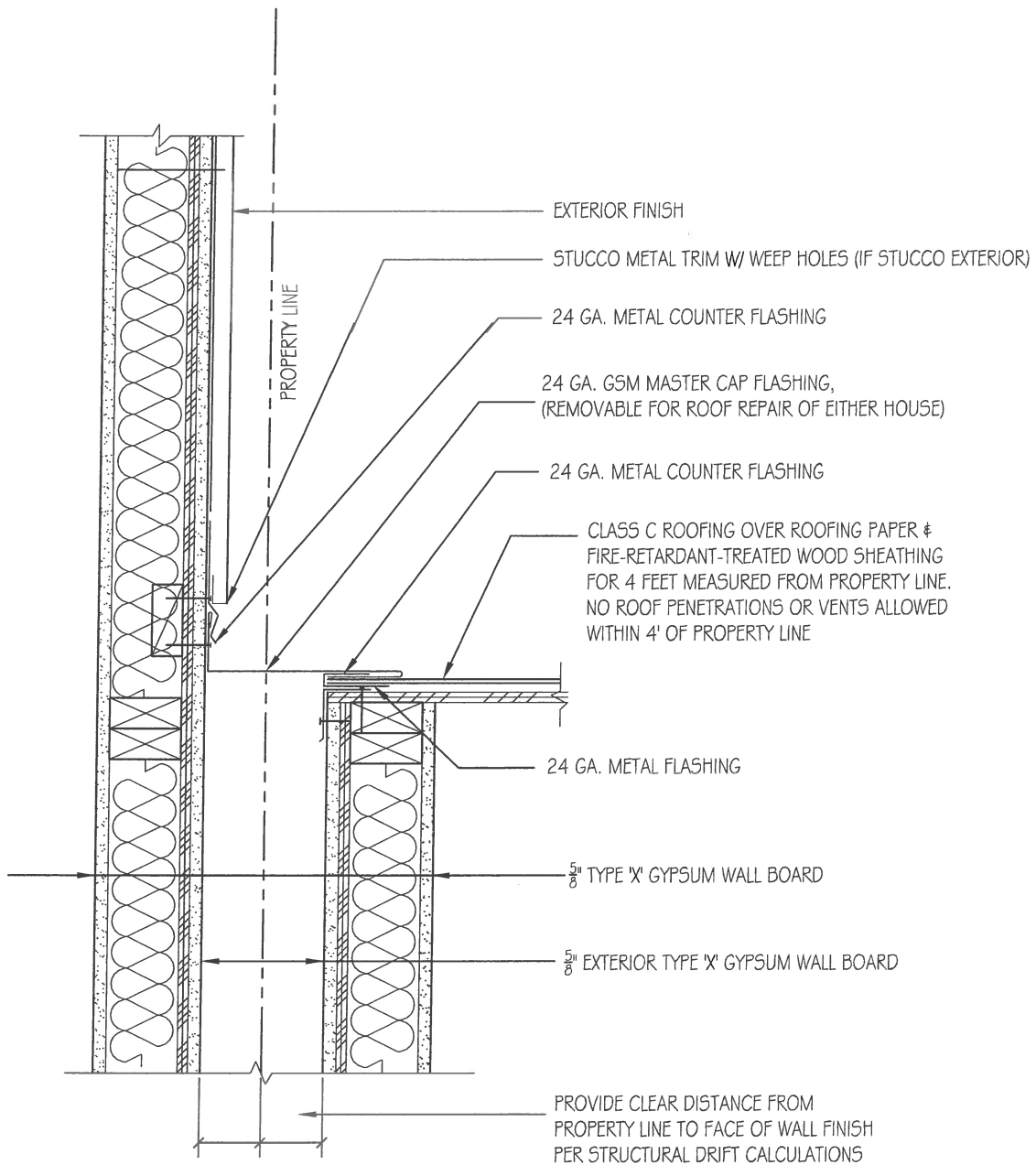


DETAIL C  
 ROOF FRAMING PERPENDICULAR  
 TO PROPERTY LINE, WITH ROOF CRICKETS  
 DATED AUGUST 22, 2016

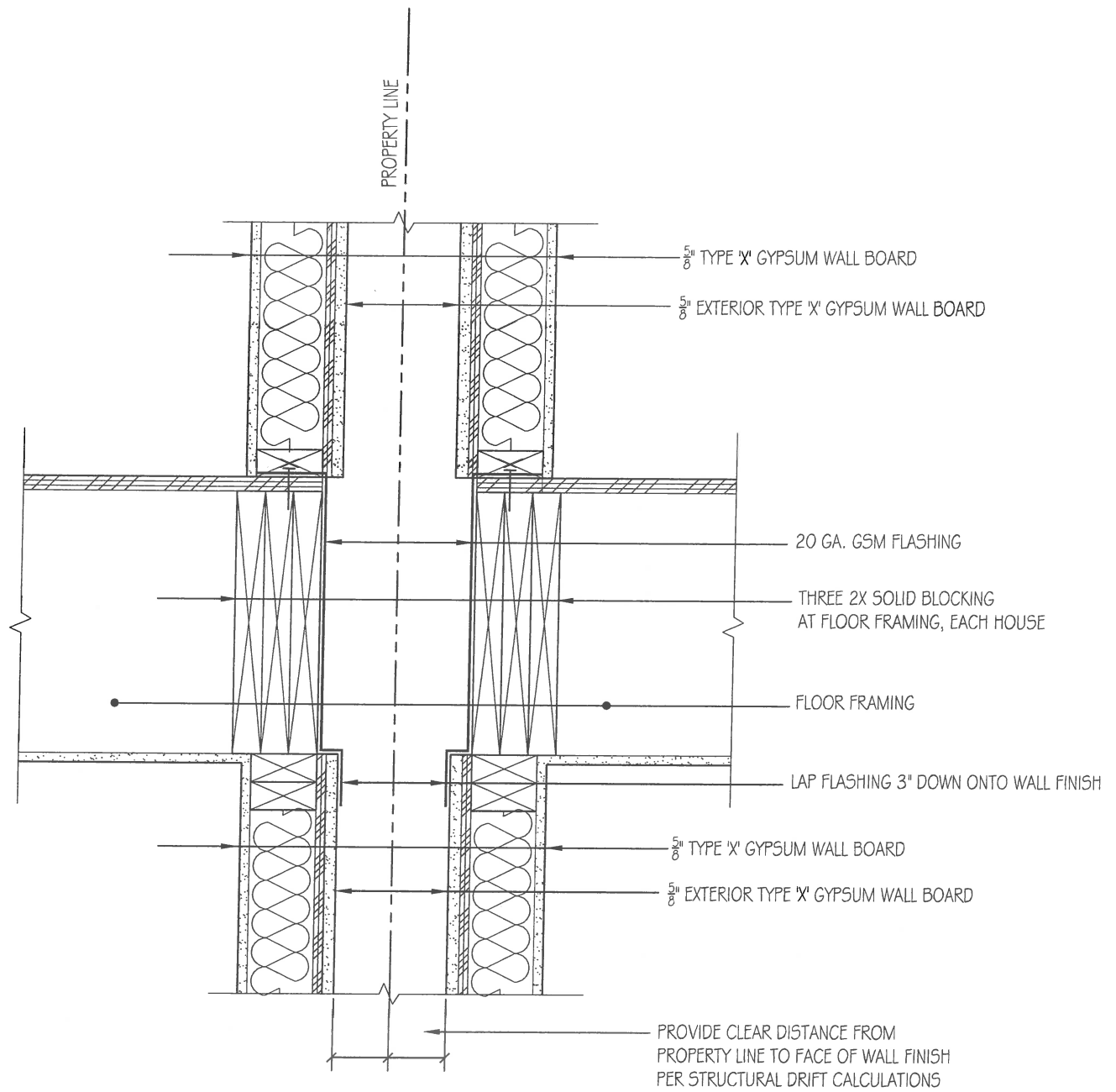


DETAIL D  
 EXTERIOR WALL  
 AT PROPERTY LINE  
 DATED AUGUST 22, 2016

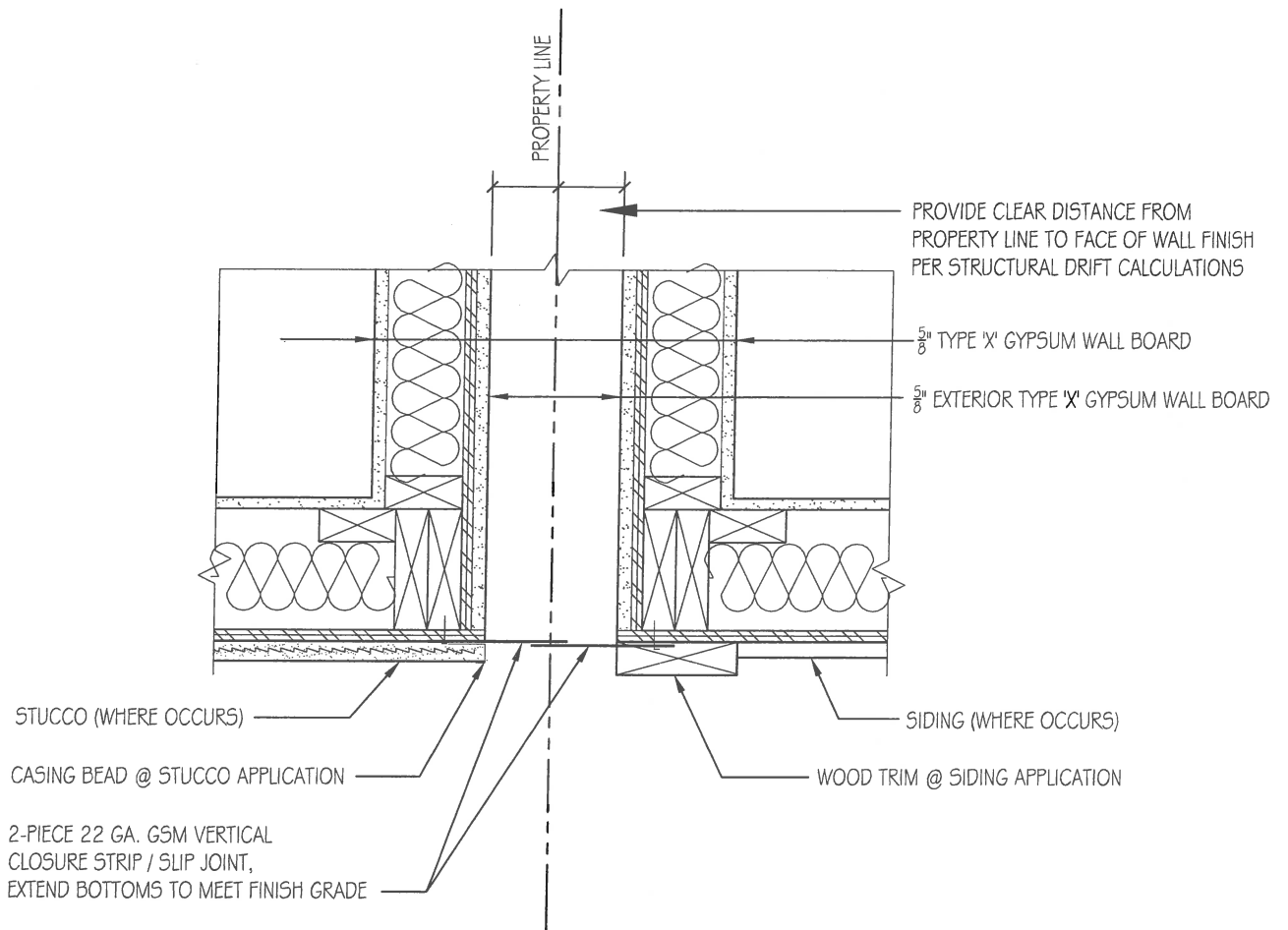




DETAIL E  
 ROOF TO WALL  
 AT PROPERTY LINE  
 DATED AUGUST 22, 2016

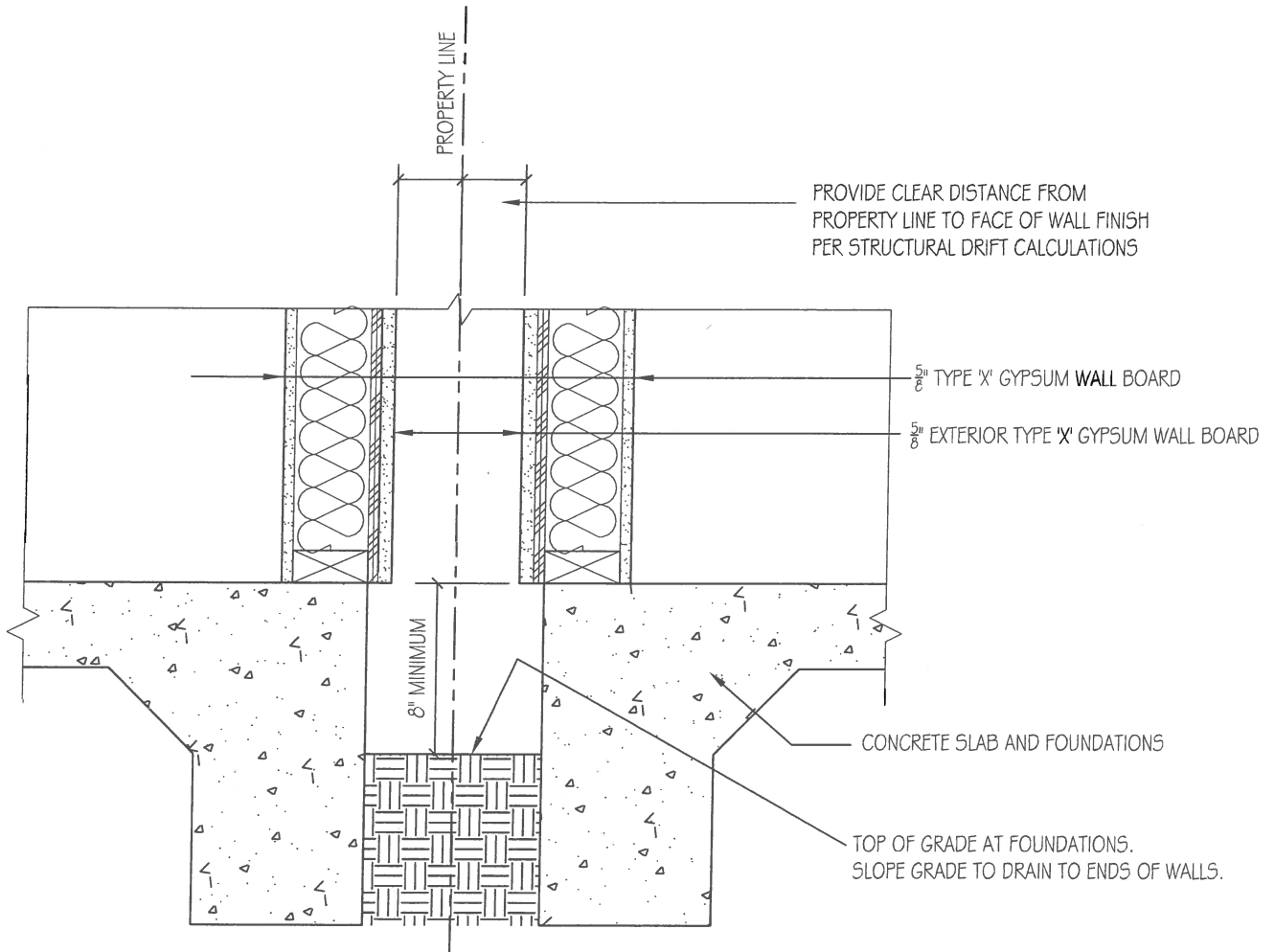


DETAIL F  
 FLOOR FRAMING  
 AT PROPERTY LINE  
 DATED AUGUST 22, 2016

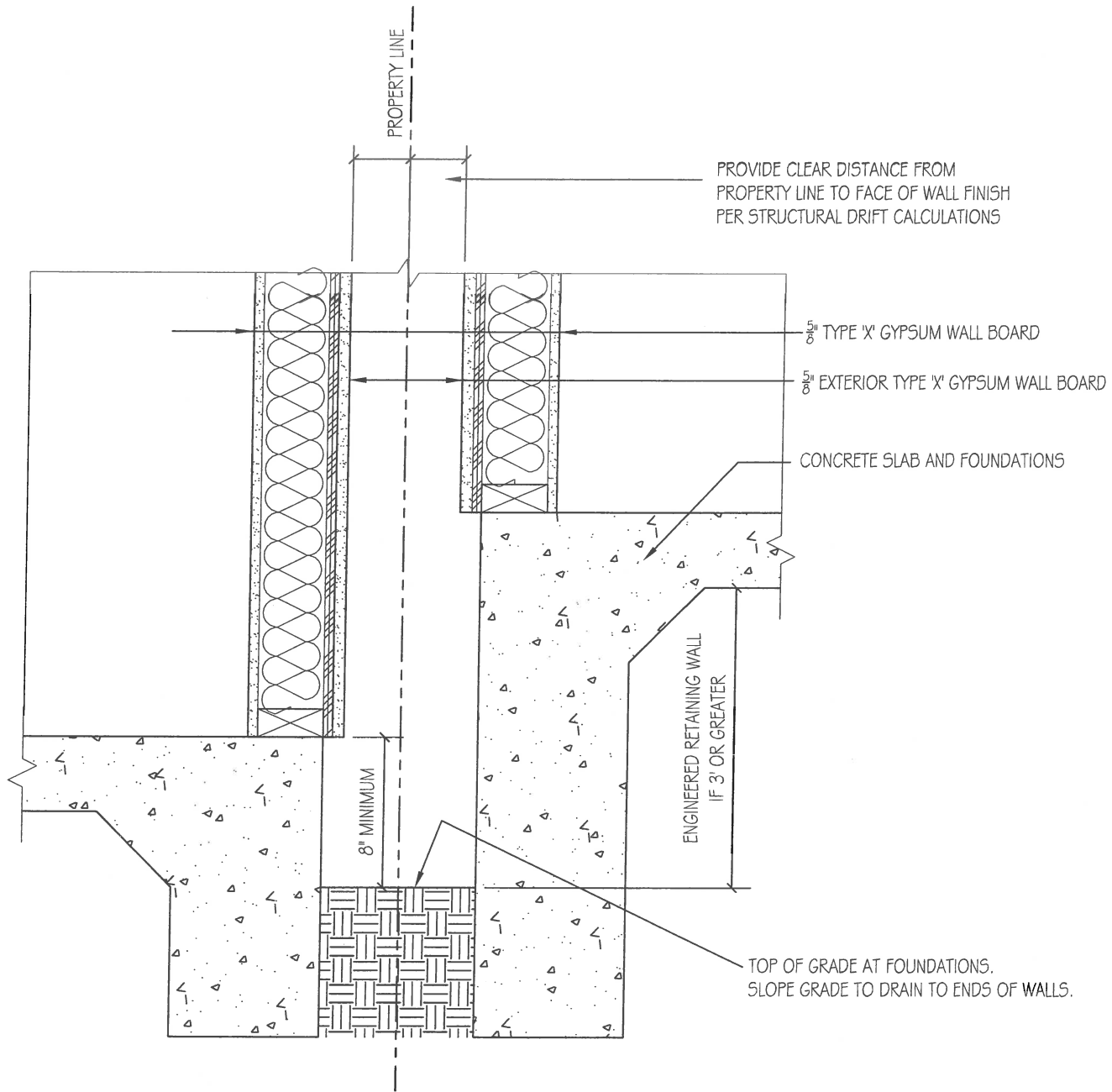


**DETAIL G**

ENCLOSURE OF AIR GAP AT WALLS  
 AT PROPERTY LINE (PLAN VIEW)  
 DATED AUGUST 22, 2016

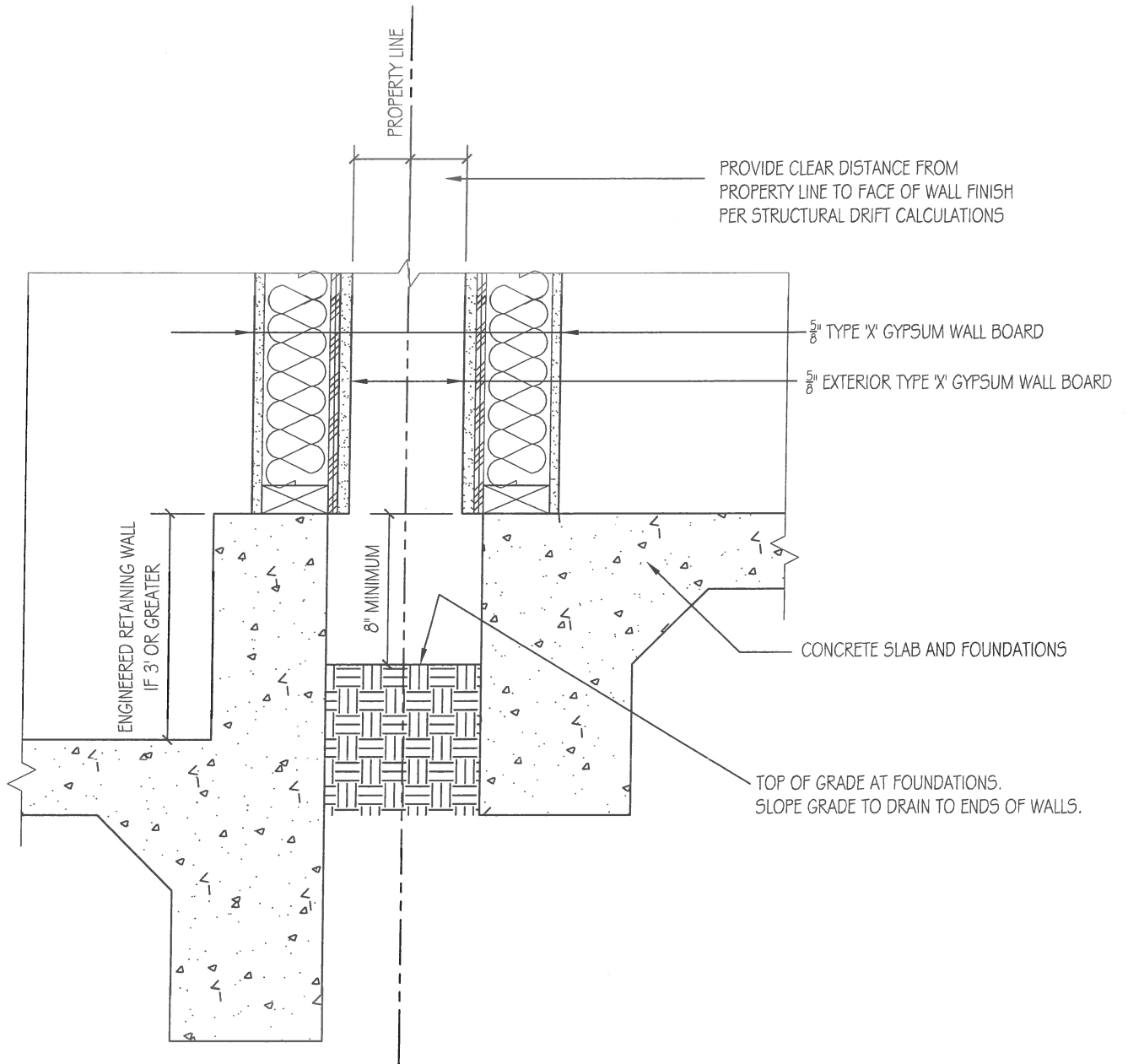


DETAIL H  
 CONCRETE SLABS  
 AT PROPERTY LINE  
 DATED AUGUST 22, 2016



DETAIL J

VERTICAL OFFSET CONCRETE SLABS  
 AT PROPERTY LINE - CONDITION 1  
 DATED AUGUST 22, 2016



DETAIL K

VERTICAL OFFSET CONCRETE SLABS  
 AT PROPERTY LINE - CONDITION 2  
 DATED AUGUST 22, 2016