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Multiple-Residence Construction Requirements 2006 International Residential Code 2009 International Building Code

- A one-hour fire separation is required in common floor/ceiling assemblies, walls, crawl spaces and attics.
- Egress windows are required in all basement level to third floor sleeping rooms.
- Duct penetrations through rated walls or floor/ceiling assemblies require fire dampers.
- Each space is to have ready access to their own electrical disconnects.
- Electrical circuits are not to feed multiple units.
- Each unit is to have a direct exit to the exterior.
- Smoke detectors are required in all sleeping rooms and in areas serving as access to sleeping rooms. In all existing and new units, smoke detectors must be hard wired into the electrical system.
- A common mechanical room in triplex or larger buildings requires one-hour separation.
- A common laundry room in triplex or larger buildings requires one-hour separation.
- Code complying handrails are required on all stairways.
- Fire extinguishers are required in common area corridors.
- Fire sprinklers, or an approved alternate, are required in basements of triplex or larger building if over 1500 square feet.
- A posted address must be visible from the street and unit address is required.
- Detail unit numbers or addresses on electrical and gas meters.
- Complete plans are required for new, remodeled or added units.
- Each unit is to be heated independently of the other unit (s).
- This is a general list of requirements. Additional items may be required when plans are submitted for review.

GUIDELINES AND PROCEDURES

For the processing and permitting of apartments established without building permits:

In zoned areas where apartments are allowed:

1. Bring up to Life Safety Standards with building permits.
2. Parking requirements are addressed.
3. Impact fees assessed if established after 1996.

In Conservation Overlay where apartments are allowed:

1. Bring up to Life Safety Standards with building permits.
2. Certificate of Appropriateness may be required.
3. Parking requirements are addressed.
4. Impact fees assessed if established after 1996.

In zones where apartments are not allowed:

1. If you can show continual rental use since current zoning was adopted in effective area, then apartment becomes legal nonconforming for use only.
2. If you can not show continual rental, apartment must be removed, or a Conditional Use Permit for Accessory Dwelling Unit in a single family district may be obtained.
3. Bring legal nonconforming apartments up to Life Safety Standards with Building Permits.
4. Parking requirements are addressed.
5. Impact fees assessed if established after 1996.

Accessory Dwellings in RS, R1, R2, & R2a

1. If you can show continual rental use since current zoning was adopted in effective area, then accessory dwelling becomes legal nonconforming for use only.
2. If you can not show continual rental, a Conditional Use Permit may be required, or removal of the accessory dwelling unit.
3. A Conditional Use Permit is not required if legal nonconforming.
4. Bring legal nonconforming accessory dwelling up to Life Safety Standards with building permits.
5. Parking requirements are addressed.
6. Impact fees assessed if established after 1996.