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ONE-FAMILY AND TWO-FAMILY DWELLINGS

In keeping with the definitions in the 1985 edition of the Standard Building Code, the Board defines a “one-family or two-family dwelling” [T.C.A. Section 62-2-102(b)(2)] as a structure occupied exclusively for residential purposes by not more than two families. A townhouse is considered a single-family dwelling unit constructed in a series or group of attached units with property lines separating such units. The common wall between townhouses must be designed with the minimum fire-rated separation required by the applicable code.

The following are not considered to be one-family or two family dwellings:

- A lodging house, which is defined as any building or portion thereof containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise.
- An apartment house or multiple dwelling, which is defined as any building or portion thereof used as a multiple dwelling for the purpose of providing three or more separate dwelling units which may share means of egress and other essential facilities.

Note: A “dwelling unit” is defined as a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

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