

Ordinance 26-09-02

Introduced: Sept. 14, 2026

Adopted:

AN ACT TO AMEND CHAPTER 42, SECTION R327 OF THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) TO ADD SECTION 327.3-327.5 AND DELETING SECTION R302.2.2 IN ITS ENTIRETY AND REPLACING THEREIN SECTION R302.2.1

BE IT ENACTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MIDDLETOWN (a majority of the members elected thereto concurring therein):

Section 1. That the Town of Middletown, Delaware, Code of Ordinances Chapter 42, INTERNATIONAL RESIDENTIAL CODE (IRC) 2024 edition is amended with the following:
Add Sections 327.3 – 327.5 as follows:

“Section R327. Toilet, Bath, Shower Spaces and Automatic Clothes Washing Machine

327.3 Required pan. Where an automatic clothes washing machine is installed in a location where water leak-age from the automatic clothes washing machine will cause structural damage, the automatic clothes washing machine shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inches (0.9 mm) in thickness.
3. Other approved materials.

327.4 Pan size and drain. The pan shall be not less than 1½ inches (38 mm) in depth and shall be sufficient size and shape to receive all dripping or condensate from the automatic clothes washing machine. The pan shall be drained by an indirect waste pipe having a diameter of not less than ¾ inch (19mm). Piping for the safety pan drains shall be of approved materials.

327.5 Pan drain termination. The pan drain shall extend full size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.”

Section 2. That the Town of Middletown, Delaware, Code of Ordinances Chapter 42, INTERNATIONAL RESIDENTIAL CODE (IRC) 2024 edition is amended with the following:
Delete Section R302.2 Townhouses in its entirety and replace therein with the following:

“R302.2.1 Double walls. Each *townhouse unit* shall be separated from other *townhouse units* by two 1-hour fire-resistance rated wall assemblies tested in accordance with ASTM E119, UL263 or Section 703.2.2 of the *International Building Code*.

Section R302.2 Townhouses. Walls separating *townhouse units* shall be constructed in accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections R302.2.3 through R302.2.6.”

Section 3. This ordinance shall become effective upon adoption.

ADOPTED THIS _____ DAY OF _____, 2026.

(SEAL)

Kenneth L. Branner, Jr., MAYOR

ATTESTED TO BY:

WITNESS, TOWN OF MIDDLETOWN

IRC- INTERNATIONAL RESIDENTIAL CODE 2024

Section R327-Toilet, Bath, Shower Spaces and Automatic Cloths Washing Machine

Add new sections.

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IRC-TOWNHOUSE FIRE WALLS

Section R302.2 Townhouses. Walls separating *townhouse units* shall be constructed in accordance with Section R302.2.1 ~~or R302.2.2~~ and shall comply with Sections R302.2.3 through R302.2.6.

R302.2.1 Double walls. Each *townhouse unit* shall be separated from other *townhouse units* by two 1-hour fire-resistance rated wall assemblies tested in accordance with ASTM E119, UL263 or Section 703.2.2 of the *International Building Code*.

~~**R302.2.2 Common walls.** Common walls separating *townhouse units* shall be assigned a fire resistance rating in accordance with item 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. The common wall shared by the *townhouse units* shall be constructed without openings, plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall. Electric installations shall be in accordance with Chapter 34 through 43. Penetrations of the membrane of common walls for electric outlet boxes shall be in accordance with Section R302.4.~~

~~———1. Where an automatic sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *International Building Code*.~~

~~———2. Where an automatic sprinkler system in accordance with Section P2904 is not provided, the common wall shall not be less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *International Building Code*.~~