



Permits & Inspections
Division
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PERMITS & INSPECTIONS
Permits & Inspections is a Division of the Department of Planning & Development Services

ZERO LOT LINE HOME REQUIREMENTS

This is a list of requirements¹ for zero lot line homes, and are intended to be used as a guide only. They include, but are not limited to:

- Every sleeping room in one and two family homes will have at least one operable window or exterior door approved for emergency egress or rescue must meet the following requirements:
 - Maximum sill height of 44";
 - Five square feet of net open area (does not include frame or glass);
 - Minimum net opening of 24" high and 20" wide; and
 - Total glass area of not less than 5 square feet for ground level windows and 5.7 square feet for second story windows.
- The zero lot line walls must have a one (1) hour fire resistant rating. A gutter is required and all vents must be through the roof.
 - A wall inspection is required prior to brick work being done.
- No openings are allowed on the zero lot line side.
- No overhangs can hang over the property line.

For setback requirements, contact our Planning Division at 325-657-4210 option #2.

To apply for a building permit, you will need to submit all required items outlined in the *New Residential Construction Handout* or *Residential Additions & Renovations Handout*.

If you have need any additional information or have any questions, please come see us or contact us via phone at 325-657-4210 option #1. We are more than happy to assist you in any way that we can.

¹ Requirements are derived from the latest International Residential Code adopted by the City of San Angelo