



Eligible Dwellings

FORTIFIED Home™ Dwelling Type Eligibility Requirements

Bulletin No. 2016-01

First Release:

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Prepared by:

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Applicable Standards:

FORTIFIED Home™–Hurricane
FORTIFIED Home™–High Wind

Applicable Designation Level:



Abstract

The purpose of this document is to provide specific information about the type of residential building that is eligible for designation consideration in the FORTIFIED Home program.

Introduction

The goal of IBHS FORTIFIED Home program is to strengthen homes against specific natural hazards using system-based resilience upgrades and a comprehensive verification process. “Home” or “dwelling” encompasses a broad category of residential buildings. This technical bulletin defines the specific types of residential buildings that are eligible for consideration in the FORTIFIED Home program.

Eligibility

Qualifying Homes—Dwelling Type

1. Single-family detached homes
2. Two-family dwelling units (duplex)
3. (HUD) manufactured homes
4. Townhouses

Definitions and Conditions

1. **Single-family detached home**—a freestanding residential building occupied by one family. Limited to three stories above grade. This also includes detached single-family factory-built modular homes that are designed, built and sited to meet all local building codes.
2. **Two-family dwelling units (duplex)**—a freestanding residential building occupied by two families. Limited to three stories above grade. Note: The entire two-family building, which includes both dwelling units under consideration, must be evaluated under the appropriate FORTIFIED Home requirements. Individually evaluated



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- units are NOT eligible for designation outside of the entire building being designated.
3. **(HUD) manufactured homes**—a single-family residential home manufactured to HUD’s Manufactured Home Construction and Safety Standards. Must be sited on a permanent foundation. HUD manufactured homes built before July 1994 are NOT eligible.
 4. **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 has a yard or public way on not less than two sides*. Limited to three stories above grade. Mixed use (commercial and residential) buildings are NOT eligible. Note: The entire townhouse building, which includes all townhouse units under consideration, must be evaluated under the appropriate FORTIFIED Home requirements. Individually evaluated townhouse units are NOT eligible for designation outside of the entire building being designated. Example: A four-unit, two-story townhouse with all units attached is eligible for FORTIFIED only if the entire building, including each and every townhouse unit, is evaluated.

Completing Evaluation Forms

(For the FORTIFIED Evaluator)

Address Entry in Evaluation Application

When completing the FORTIFIED Home Evaluation Application for two-family dwelling units (duplex) or townhouses, list all dwelling unit addresses for the entire building under consideration on the Property Address lines. The example below lists four address numbers for a four-unit townhouse.

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Figure 1. Application indicating four addresses for a four-unit townhouse.

Dwelling Type Entry in Evaluator Checklist

Figure 2 shows dwelling type options available on the Evaluator Checklist. This drop-down menu can be found in the General/Site Information section.

Figure 2. FORTIFIED Home Evaluator Checklist indicating dwelling type options.



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Designation Certificates

Designation certificates will be issued based on verification of the appropriate FORTIFIED requirements and will list a single address for single-family detached homes. Two-family homes (duplex) and townhouse designation certificates will be issued with all addresses for the building listed on the certificate. Figure 3 is an example of a designation certificate for a four-unit townhouse.

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Figure 3. Example certificate for a qualified, four-unit townhouse.