

Significant Changes to the 2012 IRC

Effective for permits submitted beginning 7/1/13

1. **Section R302.1**- has been modified to allow reduced fire separation distances when approved fire sprinklers are installed and Table R302.1(2) has been added which shows the reduced dimensions.
2. **Section R302.2.2 #2** exception - Parapets- will now not allow any openings in the 4' horizontal distance on either side of the fire rated party walls for townhouses when installing the FRT plywood roof sheathing or 5/8" type X drywall.
3. **Section R302.5.1** Opening protection - will now require doors between house and garage to be equipped with a self-latching hardware. (**State Amendment** changed this wording from *self-closing device* to *self-latching hardware*.)
4. **Section R303.5** - Intake openings - the minimum vertical clearance between a contaminant source and outside air intake has increased from 2 feet to 3 feet.
5. **Section R308.4.6 and R308.4.7** - Glazing adjacent to stairs and ramps - will now require safety glazing when bottom exposed edge of glazing is less than 36" above the plane of the walking surface where previously the requirement was when bottom exposed edge of glazing was less than 60". This new dimension is much less restrictive.
6. **Section R310.1** - Emergency escape and rescue required - will now require the 44" maximum height above floor level to be measured to the bottom of the clear opening rather than the sill.
7. **Section R310.2.2** - Drainage - will now require window wells to be designed for proper drainage by connecting to the buildings foundation drainage system or by an approved alternative method.
8. **Section R311.3.1** - Floor elevations at the required egress door - this section will now only allow the drop down of up to 7 ¾" on the exterior side of the door.
9. **Section R314.1** - Smoke detection and notification - will now require smoke alarms to meet the provisions of NFPA 72.
10. **Section R317.4** - Wood/plastic composites - will now require wood/plastic composites used in exterior deck boards, stair treads, handrails, and guardrail systems to be labeled to show compliance ASTM D 7032 and includes allowable load and maximum span.
11. **Section R405.1** - Concrete and Masonry foundations - now has specific requirements on how to install perimeter drain piping.
12. **Section R408.3** - Unvented crawl space - now has specific requirements on how to install the vapor retarder in an unvented crawl space.
13. **Table 507.2.1** - Placement of lag screws and bolts in deck ledgers and band joists - this is a new table which gives requirements on size and placement of lag screws and bolts for deck ledgers into the house band joist. There is also a **new Figure R507.2.1(1)** which shows visually the locations - the important dimension is the 2" minimum from ends.

14. **Section R903.2.1** – Roof flashing locations – will now require a flashing to be installed that will divert water away from where the eave of a sloped roof intersects a vertical side wall.
15. **Section R905.2.8.5** – drip edge – will now require drip edge flashing on rakes and eaves when installing asphalt shingles. This will now match the requirements in the IBC.
16. **Section R907** – reroofing – will now allow one layer of new asphalt shingles to be installed on one existing layer when doing reroofing. All provisions related to hail have been removed.
17. **Section M1506** – exhaust openings – has new requirement for air exhaust openings being more than 3 feet away from property lines and operable and non-operable openings, and 10 feet away from mechanical air intakes except where the opening is 3 feet above the air intake.
18. **Section M1507** – Whole house mechanical system – new section added that gives requirements on designing and installing whole house mechanical systems.
19. **Section P2503.5.1** – Rough plumbing tests – will not allow the use of air when testing plastic DWV piping.
20. **Chapter 11** – Energy Efficiency – has been modified and is now just copied out of the 2012 IECC for residential energy provisions. (**State Amendment still has us on 2006 IRC Chapter 11 until further notice**).