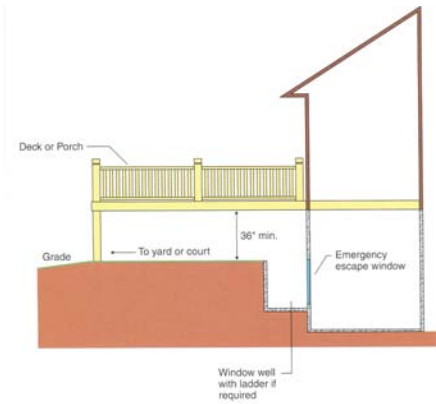




Changes in the 2006 IRC Bulletin # 13

Department of Planning and Land Services, June 2007
Division of Building Safety and Inspection for 2006 I Codes

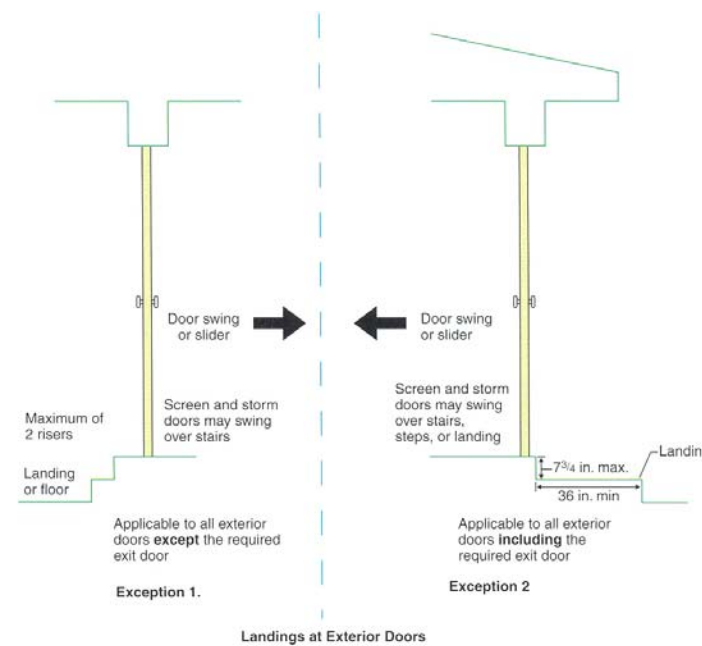
R310 Emergency Escape Windows



R310.5 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

R311.4.3 Landings at Exterior Doors

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door. The floor or landing at the exterior door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The landing shall be permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent).



Resources:

The International Code Council, the Washington Association of Building Officials and others have several resources for the new code. They can be reached at:

www.BuilderBooks.com

www.WABO.org

www.ICCSAFE.org

www.sbcc.wa.gov/sbccindx.html

Acknowledgement: The graphics in this handout are from "Significant Changes to the International Residential Code" by Hamid Naderi, P.E. & Douglas W. Thornburg, AIA. Published by the international Code Council.

Changes in the 2006 International Residential Code

As we begin using the 2006 International Residential Code we have found several items that are new to residential construction. The changes listed here are those that are considered as more restrictive than the prior code. This is not an exhaustive list. There may be other changes.

The International Code Council has several resources for the new code. They can be reached at www.ICCSAFE.org

R101.2

The **scope** of the IRC has been specifically rewritten to apply to structures not more than three stories above-grade. The previous code would have included the basement when considering three stories.



Definitions R202

ACCESSORY STRUCTURE. A structure not greater than 3,000 square feet (279 m2) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. To the closest interior lot line; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the face of the wall.

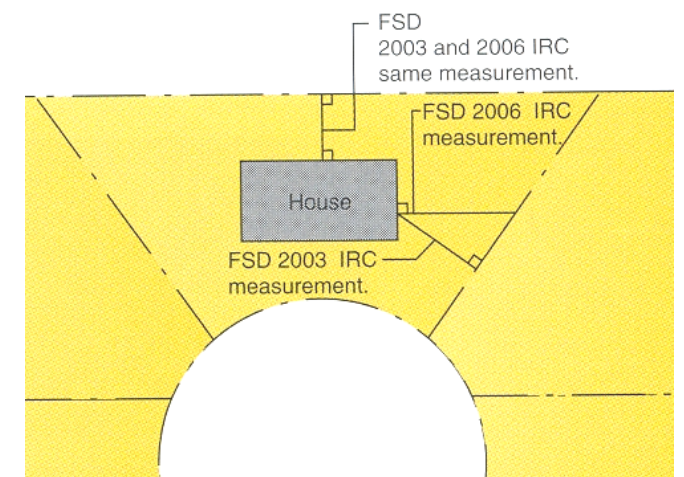
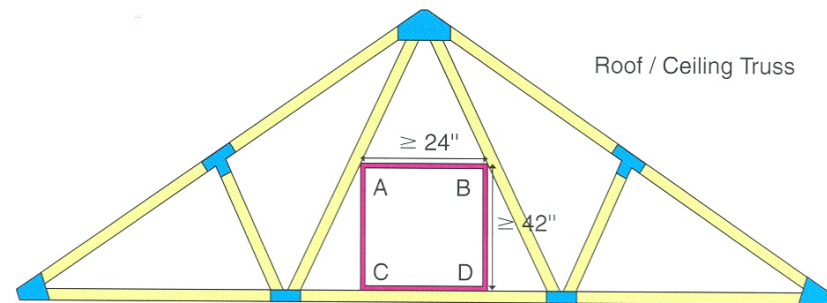


Table R301.5 Loads

New footnote:

g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met:

1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R807.1; and
2. The truss has a bottom chord pitch less than 2:12.



R302 Exterior Wall and Opening Protection

The language in this section and Table R302.1 Require any part of the building that is within 3 feet of a property line be protected by one hour construction.

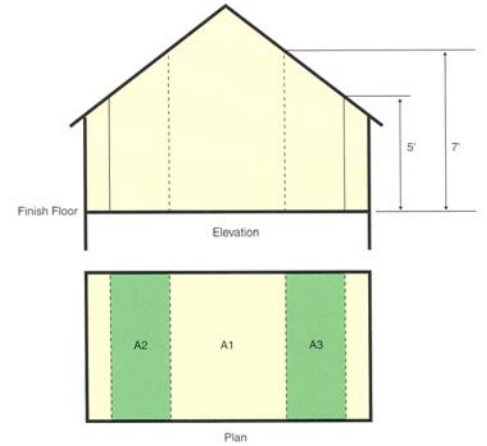
Use the definition of Fire Separation Distance in Section 202, measuring at right angles (90°) from the building to determine the 3 foot separation distance.

SECTION R305 CEILING HEIGHT

R305.1 Minimum height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

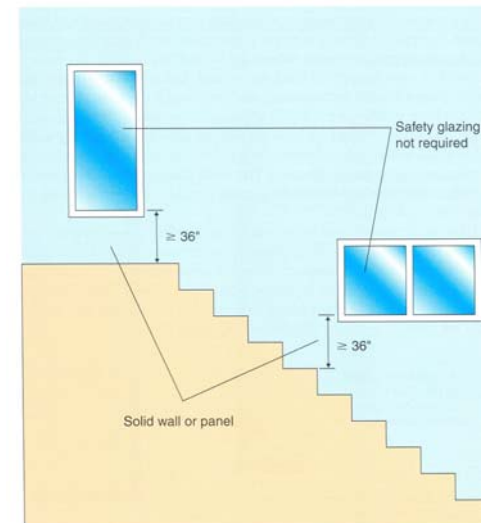
3. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).



R308.4 Hazardous Locations

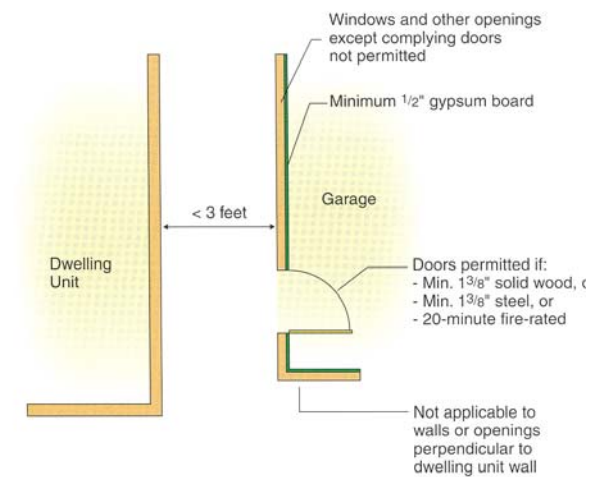
Exception 9.3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the floor and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as the protective bar.

Previously any glazing within 60 inches of the tread nosing required safety glazing.



R309.2 Separation Required

Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2-inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.



Separation of Detached Garage from Dwelling