

## **Residential**

### **2012 IRC & 2012 VRC**

- R202 Definitions
- R301.2.1 Wind Design Criteria
- R302.2.2 Parapet exception
- R303.4 Mechanical Ventilation
- R308.4.6 Glazing Adjacent Stairs & Ramps
- R308.4.7 Glazing Adjacent to the Bottom Stair Landing
- R308.6.1 Tubular Daylighting Device (Definition)
- R310.2.2 Drainage
- R311.2.1 Interior Passage
- R311.3.1 Floor Elevation at the Required Egress Door
- R311.7.6 Landing for Stairways

## 2012 Code Change Training

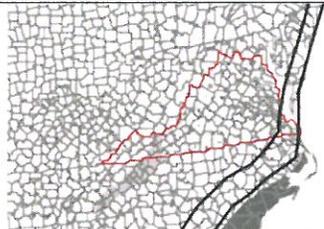
### Companion Guide

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- [R314.1](#) Smoke Detection and Notification
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- [R316.4](#) Thermal Barrier
- [R316.5.3](#) Attics # 3.7
- [R317.3.1](#) - [R317.3.4](#) Fasteners for Preservative Treated Wood
- [R317.4.1](#) Labeling
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- [R502.1.3](#) End Jointed Lumber
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- [R602.7.4](#) King Studs
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- [Chapter 8](#) Span Tables – Roof-Ceiling Construction
- [R802.11](#) Roof Uplift Resistance
- [R806.5](#) Unvented Enclosed Rafter Assemblies
- [R903.2.1](#) & [R905.2.8.3](#) Sidewall Flashing
- [R325](#) Swimming Pool and Spa Code

**RESIDENTIAL**  
**2012 IRC & 2012 VCC**

<input type="checkbox"/>	<b>R202 Definitions</b>		
	<input type="checkbox"/> Basement <input type="checkbox"/> Story above grade plane <input type="checkbox"/> Exterior Wall Covering <input type="checkbox"/> Gray Water <input type="checkbox"/> Local exhaust	<input type="checkbox"/> Structural composite lumber <input type="checkbox"/> Nonpotable fixtures and outlets <input type="checkbox"/> Nonpotable water systems <input type="checkbox"/> Rainwater	<input type="checkbox"/> Stormwater <input type="checkbox"/> Guestroom <input type="checkbox"/> Lodging house <input type="checkbox"/> Nosings

<input type="checkbox"/>	<b>R301.2.1 Wind Design Criteria</b>	
	<ul style="list-style-type: none"> <li>Wind speeds now correlate with 2010 ASCE 7</li> </ul>	

<input type="checkbox"/>	<b>R302.2.2 Parapet exception</b>	
	<ul style="list-style-type: none"> <li>No openings or penetrations in the roof within 4 feet (1219 mm) of the common walls</li> </ul>	

	<p><b>R303.4 Mechanical Ventilation</b></p> <p>If the air infiltration rate of a dwelling is less than 5 air changes per hour:</p> <ul style="list-style-type: none"> <li>• The dwelling must be provided with whole house mechanical ventilation installed per M1507.3</li> </ul>
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	<p><b>R308.4.6 Glazing Adjacent Stairs &amp; Ramps</b></p> <ul style="list-style-type: none"> <li>• Landing at top of stairs no longer a hazardous location.</li> <li>• Intermediate stair landings follow the hazardous location criteria for stairs.</li> <li>• Changed hazardous location height from “less than 60 inches above...the adjacent walking surface” to “where the bottom edge of the...glazing is less than 36 inches above the adjacent walking surface”.</li> </ul>
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	<p><b>R308.4.7 Glazing Adjacent to the Bottom Stair Landing</b></p> <ul style="list-style-type: none"> <li>• Hazardous location extends 60 inches from bottom tread (no longer says in any direction).</li> <li>• Changed hazardous location height from “less than 60 inches above the nose of the tread” to “where the glazing is less than 36 inches above the landing...”.</li> </ul>	
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	<p><b>R308.6.1 Tubular Daylighting Device (Definition)</b></p> <ul style="list-style-type: none"> <li>• A nonoperable fenestration unit primarily designed to transmit daylight from a roof surface to an interior ceiling via a tubular conduit.</li> </ul>	
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	<p><b>R310.2.2 Drainage</b></p> <p>Window wells shall be designed for:</p> <ul style="list-style-type: none"> <li>• Proper drainage by connecting to the building’s foundation drainage system</li> <li>• or by an approved alternative method.</li> </ul>	
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<input type="checkbox"/>	<b>R311.2.1 Interior Passage</b>
	<p>If the dwelling unit has a kitchen and a living or entertainment area on the same level as the egress door:</p> <ul style="list-style-type: none"><li>• Interior passage must be provided to certain areas.</li></ul>

<input type="checkbox"/>	<b>R311.2.1 Interior Passage Exceptions</b>
	<p>Exceptions:</p> <ul style="list-style-type: none"><li>• A door or cased opening at the end of and facing a hallway,</li><li>• Closet and pantry doors,</li><li>• Doors to bathrooms accessed from a bedroom not on the interior passage</li></ul>

<input type="checkbox"/>	<b>R311.3.1 Floor Elevation at the Required Egress Door</b>
	<p>Exception:</p> <ul style="list-style-type: none"><li>• The exterior landing or floor shall not be more than 8 1/4 inches (196 mm) below the top of the threshold.</li></ul>

<input type="checkbox"/>	<b>R311.7.6 Landing for Stairways</b>	
	<ul style="list-style-type: none"><li>• The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served</li><li>• Landings of shapes other than square or rectangular shall be permitted</li></ul>	

<input type="checkbox"/>	<b>R314.1 Smoke Detection and Notification</b>	
	<ul style="list-style-type: none"><li>• Physical interconnection of smoke alarms is not required when there is a wireless interconnection.</li></ul>	

<input type="checkbox"/>	<b>R315.2 Carbon Monoxide Detection Systems</b>	
	<ul style="list-style-type: none"><li>A household CO detection system is now allowed</li></ul>	

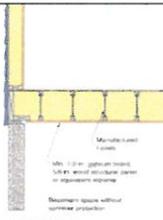
<input type="checkbox"/>	<b>R316.4 Thermal Barrier</b>	
	<ul style="list-style-type: none"><li>Foam plastic requires separation from the interior of the building with a minimum ½" gypsum wallboard or other materials as allowed by NFPA 275.</li></ul>	

<input type="checkbox"/>	<b>R316.5.3 Attics # 3.7</b>	
	<ul style="list-style-type: none"><li>1 ½" thick cellulose insulation has been added to the list of ignition barriers</li></ul>	

<input type="checkbox"/>	<b>R317.3.1 - R317.3.4 Fasteners for Preservative Treated Wood</b>	
	<ul style="list-style-type: none"><li>Nuts and Washers now required to be approved for contact with treated wood, wood foundations, and fire retardant treated wood.</li></ul>	

<input type="checkbox"/>	<b>R317.4.1 Labeling</b>	
	<ul style="list-style-type: none"><li>Wood/plastic composite deck boards and stair treads, and Handrails and guardrail systems shall comply to ASTM D 7032 and include the allowable load and maximum allowable span.</li></ul>	

<input type="checkbox"/>	<p><b>R405.1 Concrete or Masonry Foundation Drains</b></p> <ul style="list-style-type: none"> <li>Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain</li> </ul>	
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<input type="checkbox"/>	<p><b>R501.3 Fire Protection of Floors</b></p> <ul style="list-style-type: none"> <li>Unless the floor system is fire resistance rated, the underside must be provided with a ½" gypsum wallboard membrane, 5/8" wood structural panel membrane or equivalent</li> </ul>	
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<input type="checkbox"/>	<p><b>R502.1.3 End Jointed Lumber</b></p> <ul style="list-style-type: none"> <li>End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat Resistant Adhesive" or "HRA" included in its grade mark.</li> </ul>	
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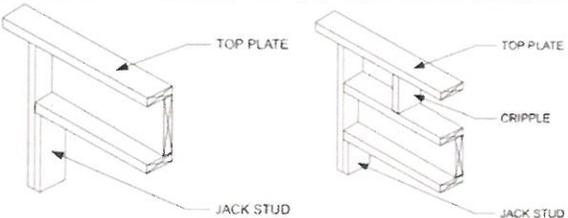
<input type="checkbox"/>	<p><b>Tables R502.3.1(1) and R502.3.1(2)</b></p> <ul style="list-style-type: none"> <li>Spans for Southern Pine floor joists have been reduced.</li> </ul>	
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<input type="checkbox"/>	<p><b>R502.6 Bearing</b></p> <ul style="list-style-type: none"> <li>Joist, beam, or girder bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51 mm) nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 square mm).</li> </ul>	
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☐	<b>R506.2.3 Vapor retarder Exception # 1</b>	
	<ul style="list-style-type: none"> <li>Vapor retarder may be omitted from all garages.</li> </ul>	

☐	<b>R507 Decks</b>	
	<ul style="list-style-type: none"> <li>Section has been relocated from R502 – numerous changes and additions</li> <li>Spans for deck joists and beams have been reduced to reflect wet service.</li> </ul>	

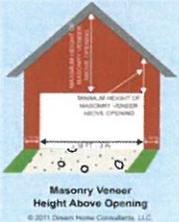
☐	<b>Table R602.3(1) Fastener Schedule for Structural Members</b>	
	<ul style="list-style-type: none"> <li>This table has been modified to reflect some new fastener spacing and location requirements.</li> </ul>	

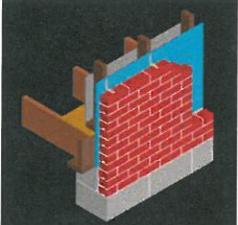
☐	<b>R602.7 Single Member Headers</b>	
	<ul style="list-style-type: none"> <li>See Table 602.7.1 for Max. Spans</li> </ul>	

☐	<b>R602.7.4 King Studs</b>	
	<ul style="list-style-type: none"> <li>Fasten each King stud to Header with 4-12d nails</li> </ul>	

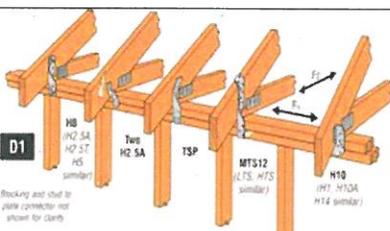
<input type="checkbox"/>	<p><b>R602.12 Practical Wall Bracing</b></p> <ul style="list-style-type: none"> <li>• “Circumscribed Rectangle”</li> </ul>	
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<input type="checkbox"/>	<p><b>R602.12 Simplified Wall Bracing</b></p> <p>Allowed per approval of Building Official</p> <p>-Second floor analysis is not required if:</p> <ul style="list-style-type: none"> <li>• Second floor ceiling height <math>\leq</math> first floor height</li> <li>• Second floor windows area <math>\leq</math> first floor windows area</li> </ul>	
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<input type="checkbox"/>	<p><b>R703.7.3.2 Masonry Veneer Lintels</b></p> <ul style="list-style-type: none"> <li>• This new table was added to give the minimum and maximum veneer heights above the opening.</li> </ul>	
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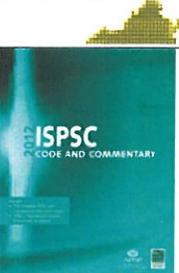
<input type="checkbox"/>	<p><b>R703.7.4 Masonry Veneer Anchorage</b></p> <ul style="list-style-type: none"> <li>• Table was changed to reflect revised spacing for veneer ties</li> </ul>	
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<input type="checkbox"/>	<p><b>Chapter 8 Span Tables – Roof-Ceiling Construction</b></p> <ul style="list-style-type: none"> <li>• Changes made to ceiling joist and rafter span tables to reflect revisions to Southern Pine strength values.</li> </ul>
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<input type="checkbox"/>	<p><b>R802.11 Roof Uplift Resistance</b></p> <ul style="list-style-type: none"> <li>Option to use nails if conditions are met</li> </ul>	 <p><b>D1</b> H10 (H2 SA, H2 ST, H5 similar) Two H2 SA TSP MTS12 (LTS, HFS similar) H10 (H7, H10A, H14 similar)</p> <p>Blocking and stud to plate connector not shown for clarity</p>
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<input type="checkbox"/>	<p><b>R806.5 Unvented Enclosed Rafter Assemblies</b></p> <ul style="list-style-type: none"> <li>This section has been modified to allow unvented, enclosed rafter assemblies that have the ceiling applied directly to the rafters.</li> <li>(See Conditions)</li> </ul>	
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<input type="checkbox"/>	<p><b>R903.2.1 &amp; R905.2.8.3 Sidewall Flashing</b></p> <ul style="list-style-type: none"> <li>Flashing shall divert water away from the vertical sidewall at the eave.</li> </ul>	
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<input type="checkbox"/>	<p><b>R325 Swimming Pool and Spa Code</b></p> <ul style="list-style-type: none"> <li>ISPSC, the International Swimming Pool and Spa Code, is now the referenced document for all swimming pool and spa requirements</li> </ul>	
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