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

- R314.1 Smoke Detection and Notification
- R315.2 Carbon Monoxide Detection Systems
- 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
- R405.1 Concrete or Masonry Foundation Drains
- R501.3 Fire Protection of Floors
- R502.1.3 End Jointed Lumber
- Tables R502.3.1(1) and R502.3.1(2)
- R502.6 Bearing
- R506.2.3 Vapor retarder Exception # 1
- R507 Decks
- Table R602.3(1) Fastener Schedule for Structural Members
- R602.7 Single Member Headers
- R602.7.4 King Studs
- R602.12 Practical Wall Bracing
- R602.12 Simplified Wall Bracing
- R703.7.3.2 Masonry Veneer Lintels
- R703.7.4 Masonry Veneer Anchorage
- 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

<table>
<thead>
<tr>
<th>R202 Definitions</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Basement</td>
</tr>
<tr>
<td>□ Story above grade plane</td>
</tr>
<tr>
<td>□ Exterior Wall Covering</td>
</tr>
<tr>
<td>□ Gray Water</td>
</tr>
<tr>
<td>□ Local exhaust</td>
</tr>
<tr>
<td>□ Structural composite lumber</td>
</tr>
<tr>
<td>□ Nonpotable fixtures and outlets</td>
</tr>
<tr>
<td>□ Nonpotable water systems</td>
</tr>
<tr>
<td>□ Rainwater</td>
</tr>
<tr>
<td>□ Stormwater</td>
</tr>
<tr>
<td>□ Guestroom</td>
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<tr>
<td>□ Lodging house</td>
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<tr>
<td>□ Nosings</td>
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### R301.2.1 Wind Design Criteria

- Wind speeds now correlate with 2010 ASCE 7

### R302.2.2 Parapet exception

- No openings or penetrations in the roof within 4 feet (1219 mm) of the common walls
R303.4 Mechanical Ventilation

If the air infiltration rate of a dwelling is less than 5 air changes per hour:

- The dwelling must be provided with whole house mechanical ventilation installed per M1507.3

R308.4.6 Glazing Adjacent Stairs & Ramps

- Landing at top of stairs no longer a hazardous location.
- Intermediate stair landings follow the hazardous location criteria for stairs.
- 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".

R308.4.7 Glazing Adjacent to the Bottom Stair Landing

- Hazardous location extends 60 inches from bottom tread (no longer says in any direction).
- 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...".

R308.6.1 Tubular Daylighting Device (Definition)

- A nonoperable fenestration unit primarily designed to transmit daylight from a roof surface to an interior ceiling via a tubular conduit.

R310.2.2 Drainage

Window wells shall be designed for:

- Proper drainage by connecting to the building's foundation drainage system
- or by an approved alternative method.
R311.2.1 Interior Passage

If the dwelling unit has a kitchen and a living or entertainment area on the same level as the egress door:
- Interior passage must be provided to certain areas.

R311.2.1 Interior Passage Exceptions

Exceptions:
- A door or cased opening at the end of and facing a hallway,
- Closet and pantry doors,
- Doors to bathrooms accessed from a bedroom not on the interior passage

R311.3.1 Floor Elevation at the Required Egress Door

Exception:
- The exterior landing or floor shall not be more than 8 1/4 inches (196 mm) below the top of the threshold.

R311.7.6 Landing for Stairways

- The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served
- Landings of shapes other than square or rectangular shall be permitted

R314.1 Smoke Detection and Notification

- Physical interconnection of smoke alarms is not required when there is a wireless interconnection.
<table>
<thead>
<tr>
<th><strong>R315.2 Carbon Monoxide Detection Systems</strong></th>
</tr>
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<tbody>
<tr>
<td>- A household CO detection system is now allowed</td>
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<tr>
<th><strong>R316.4 Thermal Barrier</strong></th>
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<tr>
<td>- Foam plastic requires separation from the interior of the building with a minimum ½&quot; gypsum wallboard or other materials as allowed by NFPA 275.</td>
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<tr>
<th><strong>R316.5.3 Attics # 3.7</strong></th>
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<td>- 1 ½&quot; thick cellulose insulation has been added to the list of ignition barriers</td>
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<th><strong>R317.3.1 - R317.3.4 Fasteners for Preservative Treated Wood</strong></th>
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<tr>
<td>- Nuts and Washers now required to be approved for contact with treated wood, wood foundations, and fire retardant treated wood.</td>
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<tr>
<th><strong>R317.4.1 Labeling</strong></th>
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<tr>
<td>- 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.</td>
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</tbody>
</table>
### R405.1 Concrete or Masonry Foundation Drains
- 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.

### R501.3 Fire Protection of Floors
- 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.

### R502.1.3 End Jointed Lumber
- 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.

### Tables R502.3.1(1) and R502.3.1(2)
- Spans for Southern Pine floor joists have been reduced.

### R502.6 Bearing
- 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 (30865 square mm).
**R506.2.3 Vapor retarder Exception # 1**
- Vapor retarder may be omitted from all garages.

**R507 Decks**
- Section has been relocated from R502 – numerous changes and additions
- Spans for deck joists and beams have been reduced to reflect wet service.

**Table R602.3(1) Fastener Schedule for Structural Members**
- This table has been modified to reflect some new fastener spacing and location requirements.

**R602.7 Single Member Headers**
- See Table 602.7.1 for Max. Spans

**R602.7.4 King Studs**
- Fasten each King stud to Header with 4-12d nails
### R602.12 Practical Wall Bracing

- "Circumscribed Rectangle"

### R602.12 Simplified Wall Bracing

Allowed per approval of Building Official
- Second floor analysis is not required if:
  - Second floor ceiling height ≤ first floor height
  - Second floor windows area ≤ first floor windows area

### R703.7.3.2 Masonry Veneer Lintels

- This new table was added to give the minimum and maximum veneer heights above the opening.

### R703.7.4 Masonry Veneer Anchorage

- Table was changed to reflect revised spacing for veneer ties

### Chapter 8 Span Tables – Roof-Ceiling Construction

- Changes made to ceiling joist and rafter span tables to reflect revisions to Southern Pine strength values.
### R802.11 Roof Uplift Resistance
- Option to use nails if conditions are met

### R806.5 Unvented Enclosed Rafter Assemblies
- This section has been modified to allow unvented, enclosed rafter assemblies that have the ceiling applied directly to the rafters.
- (See Conditions)

### R903.2.1 & R905.2.8.3 Sidewall Flashing
- Flashing shall divert water away from the vertical sidewall at the eave.

### R325 Swimming Pool and Spa Code
- ISPSC, the International Swimming Pool and Spa Code, is now the referenced document for all swimming pool and spa requirements