

**CHAPTER 6
INTERNATIONAL RESIDENTIAL CODE**

SECTION:

- 7-6-1: INTERNATIONAL RESIDENTIAL CODE ADOPTED
7-6-2: AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE

7-6-1: INTERNATIONAL RESIDENTIAL CODE ADOPTED:

(A) International Residential Code Adopted: The International Residential Code for One and Two Family Dwellings, 2018 Edition, published by the International Code Council, Inc., including Appendix M, is hereby adopted as an official code of the City, except the portions deleted, modified or amended by the provisions of this Chapter.

(B) Code on File: One (1) copy of the International Residential Code for One and Two Family Dwellings, 2018 Edition, shall be retained by the Clerk for use and examination by the public.

7-6-2: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE:

(A) Delete the exception under Section R101.2 Scope, and replace with the following:
Exception: The following shall also be permitted to be constructed in accordance with this code:

1. Owner-occupied lodging houses with five (5) or fewer guestrooms and ten (10) or fewer total occupants.
2. A care facility with five () or fewer persons receiving custodial care within a dwelling unit or single-family dwelling.
3. A care facility for five (5) or fewer persons receiving personal care that are within a dwelling unit or single-family dwelling.
4. A care facility with twelve (12) or fewer children receiving day care within a dwelling unit or single-family dwelling.

(B) Delete Section R104.10.1 Flood Hazard Areas

(C) Delete item number 7 under the “Building” subheading of Section R105.2 Work exempt from permit, and replace with the following: 7. Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep.

(D) Add the following as item number 11 under the “Building” subheading Section R105.2 Work exempt from permit: 11. Flag poles.

(E) Delete Section R109.1.3 and replace with the following: R109.1.3 Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of

the lowest floor, including basement, the building official is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in Section R322.

(F) Delete Section R301.2.1.2 Protection of Openings.

(G) Table R301.2(1) of the International Residential Code, 2018 Edition, shall be amended to read as follows:

**TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	Windspeed (MPH)	Seismic Design Category	Subject to Damage From				Winter Design Temp.	Ice Barrier Reqmnt.	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay			
47	90	Ø1 C	Severe	30 Inch	Slight to moderate	None	-6	Yes	1955, Oct, 1986

(H) Delete Table R302.1(1) and replace with the following:

TABLE R302.1(1) - EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested in accordance with ASTM E 119, UL263, or Section 703.3 of the International Building Code with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Projections	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire retardant-treated wood ^{a,b}	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	≥ 3 feet to < 5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

(I) Delete Section R302.13 Fire protection of floors.

(J) Delete Section R303.4 and replace with the following: R303.4 Mechanical Ventilation. Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4

(K) Delete the exception under Section R313.1 Townhouse automatic fire sprinkler systems, and replace with the following: Exception Automatic residential fire sprinkler systems shall not be required in townhouses where either two (2) one (1)-hour fire-resistance-rated walls or a common two (2)-hour fire-resistance rated wall as specified in item number 2 of Section R302.2.2 is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

(L) Delete Section R313.2 One-and two-family dwellings automatic fire sprinkler systems.

(M) Delete the exceptions under Section R314.2.2 Alterations, repairs, and additions, and replace with the following: Exceptions:

1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

(N) Delete the exceptions under Section R315.2.2 Alterations repairs and additions, and replace with the following: Exceptions:

1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section.
2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

(O) Delete Section R322.1.10 As-built elevation documentation.

(P) Delete Section 322.2.1 and replace with the following: R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevations.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floors (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM, or not less than two (2) feet (610 mm) if a depth number is not specified.

3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation. Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section R322.2.2

(Q) Delete subparagraph 2.1 of Section R322.2.2 Enclosed area below design flood elevation and replace with the following: 2.1 The total net area of all openings shall be at least one (1) square inch (645 mm²) for each square foot (0.093 m²) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters.

(R) Delete Tables R403 minimum Depth (D) and Width (W) of Crushed Stone Footings (inches), R403.1(1) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction (inches), R403.1(2) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction and Brick Veneer (inches), and R403.1(3) Minimum Width and Thickness for Concrete Footings with Cast-In-Place or Fully Grouted Masonry Wall Construction (inches).

(S) Add the following as Table R403.1:

**TABLE R403.1
MINIMUM WIDTH OF CONCRETE, PRECAST, OR MASONRY FOOTINGS (inches)^a**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-Story	12	12	12	12
2-Story	15	12	12	12
3-Story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-Story	12	12	12	12
2-Story	21	16	12	12
3-Story	32	24	16	12
8-inch solid or fully grouted masonry				
1-Story	16	12	12	12
2-Story	29	21	14	12
3-Story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

^aWhere minimum footing width is twelve (12) inches, use of a single wythe of solid or fully grouted twelve (12)-inch nominal concrete masonry units is permitted. (3-20-20)T

(T) Delete Section R403.1.1 and replace with the following: R403.1.1 Minimum size. Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width (W) shall be based on the load bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least six (6) inches in thickness (T).

Footings (P) shall be at least two (2) inches and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1 Footings for wood foundations shall be in accordance with the details set forth in Section R403.2 and Figures R403.1(2) and R403.1(3).

(U) The exception to Section R405.1 of the International Residential Code, 2018 Edition, is hereby amended to read as follows:

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I and Group II Soils, as detailed in Table R405.1.

(V) Delete Section R602.10 and replace with the following: R602.1 Wall bracing. Buildings shall be braced in accordance with this Section or, when applicable Section R602.12, or the most current edition of APA System Report SR-102 as an alternate method. Where a building or portion thereof, does not comply with one (1) or more of the bracing requirements in this Section, those portions shall be designed and constructed in accordance with Section R301.1.