

**CHAPTER 6**  
**INTERNATIONAL RESIDENTIAL CODE**

**SECTION:**

**7-6-1: INTERNATIONAL RESIDENTIAL CODE ADOPTED:**

(A) International Residential Code Adopted: The International Residential Code for One and Two Family Dwellings, 2015 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 and 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, 2015 Edition, shall be retained by the City Clerk for use and examination by the public. (Ord. 2236, 6-12-97; Ord. 2474, 12-19-02; Ord. 2571, 12-09-04; Ord. 2724, 11-20-07; Ord. 2859, 12-16-10; Ord. 2990, 1-22-15; Ord. 3152, 12-21-2017)

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

(A) The exceptions to Section R101.2, Scope, shall be amended to read as follows:

Exceptions: Owner-occupied lodging houses with five (5) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family dwellings.

(B) Paragraph (1) of the “Building” section of Section R105.2, Work Exempt from Permit, shall be amended to read as follows:

**Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).
2. fences not over seven (7) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are greater than four (4) feet (one thousand, two hundred nineteen (1219 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
11. Flag poles.

...

(F) The Exception to Section R302.2, Townhouses, shall be amended to read as follows:

**Exception:** A common two-hour or two (2) one-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated of fire exposure from both sides and shall extended to and be tight against the exterior walls and the underside of the roof sheathing. Penetration of electrical outlet boxes shall be in accordance with Section R302.4.

(G) Section R303.4, Mechanical ventilation, shall be amended to read as follows:

R303.4 Mechanical Ventilation. Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

...

(H) Section R313, Automatic Fire Suppression System, shall be deleted it its entirety.

(I) Section R315.3, Where Required in Existing Dwellings, shall be amended and read as follows:

R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

**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; and
2. Installation, alteration, or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

(J) Section R322.1.10, As-built Elevation Documentation shall be deleted in its entirety.

(K) Subparagraph 2.2. of Section R322.2.2, Enclosed Area Below Design Flood Elevation, shall be amended to read as follows:

R322.2.2. The total net area of all opening shall be at least one (1) square inch (645 mm<sup>2</sup>) for each square foot (.093 m<sup>2</sup>) of enclosed area, or the opening shall be designed and the construction documents shall include a state 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.

(K) IRC Table R403.1(1) & (2) Min. Width and Thickness for Concrete Footings shall be replaced with the following:

TABLE R403.1  
MINIMUM WIDTH OF CONCRETE,  
PRECAST OR MASONRY FOOTINGS (inches)<sup>a</sup>

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

(L) The Exception to Section R405.1, Concrete or Masonry Foundations, shall be 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 1 and Group II soils, as detailed in Table R405.1.

(M) Section R302.13, Fire Protection of Floors, and the exceptions to R302.13 shall be deleted in their entirety.

(N) Table R602.7.5, Minimum Number of Full height studs at each end of header in exterior walls, shall be amended to read as follows:

**TABLE R602.7.5  
MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS<sup>a</sup>**

MAXIMUM HEADER SPAN (feet)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY	
	< 140 mph, Exposure B or < 130 mph, Exposure C	≤ 115 mph, Exposure B <sup>b</sup>
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

For SI: 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

a. For header spans between those given, use the minimum number of full-height studs associated with the larger header span.

b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with Note d of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed < 140 mph, Exposure B.

(O) Section R602.10, Wall Bracing shall be amended to read as follows:

R602.10 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 SR102 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 designated and constructed in accordance with section R301.1.

(P) Section N1102.4.1.2. (R402.4.1.2) Testing, shall be amended to read as follows:

N1102.4.1.2 (R402.4.1.2) Testing option. Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than five (5) air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. During testing:

- i. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed;
- ii. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;

- iii. Interior doors shall be open;
- iv. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
- v. Heating and cooling system(s) shall be turned off;
- vi. HVAC ducts shall not be sealed; and
- vii. Supply and return registers shall not be sealed.

(Q) Subparagraph Section N1102.4.1.3. (R402.4.1.3) Visual Inspection Option, shall be amended to read as follows:

N1102.4.1.3 (R402.4.1.3) Visual inspection option. Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table 402.4.1.1, applicable to the method of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.

(R) The following section shall be added to the International Residential Code, 2012 Edition:

N1103.2.3 (R403.2.3). Building framing cavities shall not be used as ducts or plenums. Exception: Building framing cavities used as ducts or plenums shall comply with Section M1601.1.1.

(S) Table N1102.2.2 (Table R402.1.1) shall be amended to read as follows:

**Insulation and Fenestration Requirements By Component<sup>a</sup>**

Climate Zone	Fenestration U- Factor	Skylight U-factor	Glazed Fenestration SHGC	Ceiling R- Value	Wood Frame Wall R- Value	Mass Wall R- Value	Floor R- Value	Basement Wall R- Value	Slab R- Value	Crawlspace Wall R- Value
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5h	13/17	30g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	22or 13+10h	15/20	30g	15/19	10, 4 ft	15/19

(Ord. 2990, 1-22-15; Ord. 3152, 12-21-2017)