



KOOTENAI COUNTY

COMMUNITY DEVELOPMENT

MOST SIGNIFICANT CHANGES IN THE 2012 RESIDENTIAL CODES

As has been previously announced, the 2012 editions of the building construction codes become effective January 1, 2015. There are also some new amendments that have been made by the Legislature as well as some made by Kootenai County through Ordinance. These amendments are in addition to or in place of currently adopted amendments. As always, check with each specific jurisdiction for amendments they may have.

All of the Codes as published in their original form are available for viewing at no cost on our website here: <http://publicecodes.cyberregs.com/icod/index.htm>

The Kootenai County Building Ordinance is located here:

<http://www.kcgov.us/departments/building/ordinance.asp>

The State building amendments are here:

http://www.kcgov.us/departments/building/forms/20130101_Building%20Board%20Statutes_Statute_norm_2013%20Building%20Board%20Statutes_2013%20Building%20Board%20Statutes.pdf

The State HVAC amendments are here:

http://www.kcgov.us/departments/building/forms/20130101_HVAC%20Board%20Statutes_Statute_norm_2013%20HVAC%20Board%20Statutes_2013_HVAC%20Board%20Statutes.pdf

Those involved in the design and construction of any project is encouraged to become familiar with all codes and amendments. The following list does not include all changes and amendments; it is an abbreviated summary of the more significant changes for residential projects:

2012 IRC

- 1) R101.2 (State amendment) Delete Exception 2 and replace with the following: Owner occupied lodging houses with three or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One and Two Family Dwellings. Such occupancies shall be required to install smoke alarms and carbon monoxide alarms in accordance with R314 and R315 respectively of the IRC.
- 2) R105.2 Item 2 now exempts fences not more than 7' in height.
- 3) R105.2 (State amendment) Add Item 11: Flag Poles.
- 4) Table R302.1 (State amendment) Clarifies the fire separation distance requirements.
- 5) R302.2 (Kootenai County amendment) Clarifies language regarding fire resistive construction for townhouses.
- 6) R303.4 (State amendment) Delete this Section requiring whole house ventilation. (This issue will go before the Legislature in the 2015 session and may be amended to require whole house ventilation in a modified form)
- 7) R303.5 Vertical clearance between a contaminant source and an outside air intake increases from 2' to 3'.

- 8) R308.4.6 and R308.4.7 Now requires safety glazing in the proximity of stairs less than 36" above the walking surface rather than 60".
- 9) R310.1 Clarifies that the required 44" maximum emergency rescue (egress) distance is to the opening rather than the sill.
- 10) R310.2.2 Requires window well drainage.
- 11) R311.3.1 Now only allows 7 3/4" drop down from the top of the threshold on the exterior side of the door.
- 12) R311.7.6 Now allows certain curved or angled stair landings.
- 13) R312 This section now includes window fall protection requirements, moved from Chapter 6.
- 14) R314.5 Allows listed wireless inter-connected smoke alarms as well as hard wired smoke alarms.
- 15) R315.3 (State amendment) Provides exceptions for CO detector requirements with limited scope exterior work or non-combustible HVAC or plumbing systems.
- 16) R405.1 Now requires filter fabric over perforated foundation drain pipe.
- 17) R501.3 (State amendment) Delete this section regarding fire protection of floors.
- 18) R507 Additional deck ledger attachment requirements for lag screw and bolts.
- 19) Table R602.3 (1) Additional items in this fastener Table to include trusses, corner framing and rim joists to sill plates.
- 20) Table R602.3(3) Does not allow staples of any kind to be used for braced wall panels.
- 21) R602.10 This section contains changes too numerous for all to be contained in this document. There is a great deal of re-organization for clarity.
- 22) R602.10 (State amendment) allows the method contained in the APA Report SR-102 if all criteria applies.
- 23) R602.10.1.3 Braced wall line spacing for this area is dependent on wind provisions; maximum spacing changes to 60'.
- 24) R602.10.2.2 Now requires braced wall panels to begin within 10' from the end of each braced wall line. The maximum distance between braced wall panels is now 20', and is now measured between the edges of braced wall panels.
- 25) R602.10.6 Now has an additional bracing method (BV-WSP) to include masonry veneer.
- 26) R602.12 This new section provides a new simplified method to calculate wall bracing which can be used if all criteria applies. This section is very similar to the previously mentioned APA SR-102 method.
- 27) R903.2.1 Now requires flashing where vertical walls and sloped roofs meet.
- 28) R905.2.8.5 Now requires drip edge flashing on rakes and eaves with composition shingles.
- 29) R1005.7 Now limits factory built chimney offsets to a maximum of 30 degrees and no more than 4 elbows.
- 30) Table N1102.1.1 (State amendment) The values in this Table revert back to those in the 2009 IRC Table N1102.1.
- 31) Table 1102.1.3 (State amendment) The values in this Table revert back to those in the 2009 IRC Table N1102.1.2.
- 32) Table 1102.2.6 (State amendment) The values in this Table revert back to those in the 2009 IRC Table N1102.2.5.
- 33) N1102.4.1 (State amendment) Delete this section and replace with: The building thermal envelope. The building thermal envelope shall comply with sections N1102.1.1 and either section N1102.4.1.2 or N1102.4.1.3. The sealing methods between dissimilar materials shall allow for expansion and contraction.
- 34) N1102.4.1.1 (State amendment) Delete this section and replace with the following:
Installation: The components of the building thermal envelope as listed in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1.
- 35) Table N1102.4.1.1 (State amendment) Delete fireplace criteria and replace with the following:
An air barrier shall be installed on fireplace walls.

- 36)N1102.4.1.2 (State amendment) Delete this section and replace with the following: Testing option, Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than seven air changes per hour when tested with a blower door at a pressure of 33.5 psf (50pa). 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 use the criteria contained in the 2009 IRC N1102.4.2.1.
- 37)N1102.4.1.3 (State amendment) Add new section as follows: Visual testing option, Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table N1102.4.1.1 applicable to the method of construction are field verified. Where required by the code official an approved party independent from the installer of the insulation shall inspect the air barrier insulation.
- 38)N1104.1 (State amendment) Delete section and replace with the following: Lighting equipment (mandatory). A minimum of 50% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps or a minimum of 50% of the permanently installed lighting fixtures shall contain only high efficiency lamps.
- 39)N1102.6 (State amendment) Residential log home construction shall comply with the stated sections of the 2012 IECC. And as stated in IDAPA 07.03.01.
- 40)N1103.4.2 Now requires minimum R-3 insulation on most hot water pipe.
- 41)M1502.4.4.1 Now allows clothes dryer effective length to be 35 feet in length.
- 42)M1601.4.1 Now requires all duct seams, both longitudinal and transverse, to be sealed.
- 43)G2409.1 Specifically identifies gypsum board as combustible.
- 44)G2417.4.2 (State amendment) Requires all plastic pipe within a dwelling that is used for venting of flue gasses shall be tested at 5 psi for 15 minutes. This will not apply to equipment that is located in a garage and vented up through an un-occupied attic.