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2018 State Building Code IBC, IRC & Other Things

Darren Hobbs,
Manager of Technical Services, Office of the State Building Inspector

Today’s Presentation
Introduction
2018 SBC – IBC, IRC & Other Things

• 2020 State Building Code – Look Ahead
• ANSI A117.1-2009, 2015 IPC, 2015 IMC
• Other Things
• 2015 IBC and 2015 IRC - Significant Changes
• 2018 SBC

2018 SBC – IBC, IRC & Other Things

Fall 2018

Office of the State Building Inspector
Manager of Technical Services,
Darren Hobbs,

2018 State Building Code

Fall 2018
Introduction

Big Picture

• Restructure Connecticut amendments to follow model code organization
• Revisit need for many Connecticut specific amendments
• Reach forward to 2018 model codes to help address some of today’s issues

The 2018 CSBC

2018 SBC – IBC, IRC & Other Things

• Oct 1, 2018
  • Effective date:
  • 2009 ICC/ANSI A117.1
  • 2017 NEC (NFPA 70)
  • IBC, IRC, IMC, IEBC, IECC
  • 2015 ICC model codes
  • Based on:

Help address some of today’s issues
Reach forward to 2018 model codes to
Specific amendments
Revise need for many Connecticut
To follow model code organization
Restructure Connecticut amendments
The 2018 CSBC

Introduction

2018 SBC, IBC, IRC & Other Things
Introduction

The 2018 SBC Adoption Process

Late 2016 to mid 2018

Codes & Standards Committee

Codes Amendment Subcommittee

Work Groups

Code change proposals early 2017

Meetings open to public

Public comment period early 2018

Codes & Standards review and approval spring 2018

Regulatory review and approval summer 2018

All drafts and final version are on our web site

Public Act 17-96, effective 7/1/17

104.10.2 Accessibility exemption

No longer a joint determination. Now only OSBI.

Technically infeasible (Chapter 2 Definition)

No longer a joint determination. Now only OSBI.
Chapter 1 – Scope & Administration

107.7 Threshold limits

No change to Connecticut General Statute 29-276b
Presentation of threshold limits in IBC now clearer
Clarified revised plans, deferred submittals also covered
Reminder: Threshold limits only trigger additional requirements when they are exceeded
Horizontal additions considered in own right
Vertical additions >4 stories or >60' covered

1991 State Building Inspector opinion
Any proposed structure or addition thereto that exceeds one or more of the following threshold limits: (1) having four stories; (2) 60 feet in height; (3) with a clear span of 150 feet in width; (4) containing 150,000 square feet of total gross floor area; (5) with an occupancy of 1,000 persons; (6) Group I (Institutional) use with 150 beds or persons; (7) Group R-1 (Residential) hotels or motels with 200 rooms in a single structure; (8) Group R-2 (Residential) multi-family with 100 dwelling units in a single structure; (9) Group S (Storage) parking structures with 1,000 cars.

Exception: For Group S (Storage) the limit shall be 250,000 total gross square feet.

Chapter 2 – Definitions

Lodging house
New concept and definition in model code
Care to not confuse with bed & breakfast establishment.
2018 IBC tightens the definition & scope. Will review.
CT has Group R-1 Bed & Breakfast Establishments
Registered design professional
Amended to recognize landscape architects
Registered landscape architect
Amended to recognize landscape architects

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Atriums

404.3 Automatic Sprinkler Protection

CT previously removed model code exception #2

• Atriums

Chapter 4 - Special Detailed Requirements...

IBC

2018 SBC – IBC, IRC & Other Things


<table>
<thead>
<tr>
<th>Building Height</th>
<th>Ground Area</th>
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</thead>
<tbody>
<tr>
<td>50 ft</td>
<td>10,000 sq. ft</td>
</tr>
<tr>
<td>80 ft</td>
<td>16,000 sq. ft</td>
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</tbody>
</table>

- Frontage increases still a separate calculation
- Shows allowable sprinkler increases in tables
- Area in own table (506.2)
- Number of stories (504.4)
- Height in feet (504.3)
- Height separated into two tables:
  - A "user-friendliness" change by ICC
  - Old label 503 now three separate tables
- Building heights and areas
Pedestal buildings - special provisions in 5102

• Can also now be any occupancy other than Group H
• No longer limited to one story above grade plane
• Below 3-hr horizontal assembly
602.3 Type III construction is that type of construction in which the exterior walls are of noncombustible material and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2302 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Fire-retardant-treated wood shall be permitted within exterior wall assemblies with a 2-hour rating or less if it is protected by one of the following: 1. Fire-retardant-treated wood sheathing complying with Section 2302 shall be permitted within exterior wall assemblies with a 2-hour rating or less if it is protected by one of the following: 2. Gypsum board not less than 1/2 inch (12.7mm) thick. 

Chapter 6 - Types of Construction

IBC

2018 SBC – IBC, IRC & Other Things

602.4.2 Cross-laminated timber in exterior walls. Cross-laminated timber complying with Section 2303.1.4 shall be permitted within exterior wall assemblies with a 2-hour rating or less if it is protected by one of the following: 1. Fire-retardant-treated wood sheathing complying with Section 2302 shall be permitted within exterior wall assemblies with a 2-hour rating or less if it is protected by one of the following: 2. Gypsum board not less than 1/2 inch (12.7mm) thick. 

Chapter 6 - Types of Construction

IBC

2018 SBC – IBC, IRC & Other Things

Cross laminated timber is now permitted within the exterior walls of Type IV buildings where protected by one of the following materials: 1. Fire-retardant-treated wood sheathing complying with Section 2302. 2. Gypsum board not less than 1/2 inch (12.7mm) thick. 3. A noncombustible material.
**Chapter 7 - Fire & Smoke Protection Features**

**• 717.1.1 Ducts and Air Transfer Openings.**

Ducts transitioning horizontally between shafts shall not require a shaft enclosure provided that the duct transitioning horizontally between shafts shall not penetrate a shaft extending through another shaft and that each associated shaft is protected with dampers complying with this section.

*Ducts are now expressly allowed to exit a shaft.*

**Chapter 9 - Fire Protection Systems**

**• Assembly occupancies on roofs (903.2.1.6)**

- New requirement
- If A occupancy on roof, building below required to be sprinklered if:
  - Occupant load >100 for A-2
  - Occupant load >300 for other A uses.
- Sprinkler coverage for all floors between occupied roof and level of exit discharge.
• Multiple A use fire areas (903.7.7)
• Maintenance (915.6)
• Interconnection (915.4)
• Group E occupancies (915.2.3, 915.5.4)

Many of the CT amendments now removed as model code covers topics.

Carbon Monoxide (915)

Chapter 9 – Fire Protection Systems

IBC

2018 SBC – IBC, IRC & Other Things
Chapter 10 – Means of Egress

IBC

2018 SBC – IBC, IRC & Other Things

1. The separation distance to exit or exit access doorways shall be measured to any point along the width of the doorway.

2. The separation distance to exit access stairways shall be measured to the closest riser.

3. The separation distance to exit access ramps shall be measured to the start of the ramp run.

Exit and Exit Access Doorway Configuration

• Numbers of exits and exit access doorways
• Requirements for rooms and spaces and stories now consolidated into one table
• Includes common path of travel
Chapter 10 – Means of Egress

I-4 Day Care Facilities

- Fix disconnects in model code
- 903.2.6 exception 2 allows unsprinklered I-4 day care facilities
- Table 1017.2 – Exit Access Travel Distance
- Not previously recognized in two Chapter 10 requirements:
  - Table 1020.1 – Corridor Fire Resistance Rating
  - New footnote (e): 150'
  - Table 1020.1 – Exit Access Travel Distance

- Emergency Lighting (1008)
  - Model code (1008.3) extends requirement 10.
  - Emergency Lighting (1008)
  - New footnote (d): 0 hr
Chapter 10 – Means of Egress

IBC

2018 SBC – IBC, IRC & Other Things

Exit Access Stairways & Ramps (1019)

• Continuing CT’s restriction of the use of these, and
• Model code has been restructured.

2018 SBC – IBC, IRC & Other Things

• Stage, platforms etc. now 410.6 in model code

• Previous 1009.2.2 and 1009.3 amendments now under 1019.3

• Exits Access Stairways & Ramps (1019)

Emergency Escape and Rescue

• 2012 IBC changed wording for 2018 SBC.

• Intent has always been:
  R-2, stories with two or more exits or access to two or more exits, and
  sprinklered - emergency escape and rescue openings not required.

• Other changes per model code changes.

Automatic Entrances (1105.2.1)

Pursuant to section 29-270a of the Connecticut General Statutes, at least one primary entrance to any covered mall building shall be in an accessible location within 10 feet of the entrance.

Chapter 11 - Accessibility

IBC

2018 SBC – IBC, IRC & Other Things

Exception: Nothing in this section shall require the installation of automatic doors in accordance with applicable provisions of this code.

Automatic Entrances (1105.2)
Chapter 11 - Accessibility

IBC

2018 SBC - IBC, IRC & Other Things

Chapter 15 - Structural Design

IBC

2018 SBC - IBC, IRC & Other Things

Section 606.5

The enhanced reach range of 11" is found in ICC A117.1-2009, shall be provided.

Where the local jurisdiction provides a toilet room or bathing facility with slight amendment:

- In most cases, the enhanced reach range is at least one and a half of the enhanced reach range with slight amendment.
- Removes CT requirements for enhanced reach range.
- New definition (202).
- Vegetative roofs as assembly of interrailing.
- Vegetative and landscaped roofs (1607.12.3.1).
- New definition (202).
- Root loads for vegetative roof loads.

Roof loads for vegetative roof loads.

Vegetative and related landscape elements: design, vegetation and related landscape elements.

Vegetative roof. As assembly of interrailing.

Live load for vegetative roofs
- Vegetative and landscaped roofs (1607.12.3.1).
- New definition (202).
- Root loads for vegetative roof loads.

Removes CT requirements for enhanced reach range.

1009.2.4 Single Occupancy Toilet

1109.2.3 Lavatories; and 1009.2.4 Single Occupancy Toilet

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Landscaping materials considered as dead load - basis.

Removes CT requirement for 13" reach ranges at lavatory faucet etc.

Instead defers to model code requirement for enhanced reach range, with slight amendment.

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Chapter 17 – Special Inspections & Tests

IBC

2018 SBC – IBC, IRC & Other Things

• 1704.2 Special Inspections and Tests
• New exception #5:
  • The contractor is permitted to employ the approved temporary bracing for the verification of the temporary installation.
• Open web steel joists and joist girders
• Prefabricated seismic systems
• Designed seismic components
• Restraint/bracing required for cold-formed steel trusses in Section 1705.2.4 and metal-plate connected wood trusses
• The contractor is permitted to employ the approved temporary bracing and Restraint/bracing for cold-formed steel trusses in Section 1705.2.4.
• Does not apply to permanent bracing.

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Chapter 17 – Special Inspections & Tests

IBC

2018 SBC – IBC, IRC & Other Things
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2018 SBC – IBC, IRC & Other Things

IBC

New requirements for special inspections of site built:

- Cold-formed steel light-frame structural members and assemblies (1705.2.5)
- Wood structural members and assemblies (1705.5)

Exceptions: Special inspections, other than items 5(a) and 5(b) of table D shall not be required in the following cases:

1. Buildings and structures in risk category I, per Table 1604.5
2. Buildings and structures in risk category II, per Table 1604.5, which are in wind exposure categories B or C, per 1609.4.3, and are not more than three stories high.

Chapter 22 – Steel & Chapter 23 – Wood

(Amd) 2211.3 Trusses spanning 60 feet or greater:

The owner, the owner’s authorized agent, or the contractor, shall contract with a qualified registered design professional for the design of the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing for all trusses with clear spans 60 feet (18,288 mm) or greater.

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Chapter 29 – Plumbing Systems

IBC

2018 SBC – IBC, IRC & Other Things

• Amendments to remove barriers to gender neutral single-user bathrooms

• 2902.1.2 Single-user toilet facility and bathing room fixtures:
  • Shall contribute towards the total number of required fixtures
  • Shall be identified for use by any person
  • Not seeking to regulate the specific sign graphics, beyond when symbol of access is required.

Chapter 30 – Elevators & Conveying Systems

IBC

2018 SBC – IBC, IRC & Other Things

• Also removed from 2010 ASME A17.1
• ICC believes purpose for vents is no longer clear
• sprinkler coverage
• smoke control
• automatically operated dampers
• energy conservation
• elevator rides
• elevator doors

Decades-long requirement gone due to changes in requirements deleted.

Hoistway Venting (2004)

• Requirement deleted.

from separate facility requirement

Exception "6 confirm single-user bathrooms are excepted

• 2902.2 Separate facilities

when symbol of access is required.

• Not seeking to regulate the specific sign graphics, beyond

shall be identified for use by any person

shall continue to be based on the total number of required fixtures:

• 2902.2.2 Single-user toilet facility and bathing room fixtures:

Amendments to remove barriers to gender neutral single-user

Chapter 29 – Plumbing Systems

IBC

2018 SBC – IBC, IRC & Other Things
• The 2015 IRC model code 1st printing always deferred to the ISPSC.

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• Swimming pool requirements are S.3.109, but they were removed by errata.

• **Note:** The 2015 IBC model code 1st printing has **WILL not reference ISPSC.**

• CT proposing to readopt language from 2012 model codes (as amended) for both IRC and IBC.

• Note: the 2015 IBC model code 1st printing has swimming pool requirements at S.3109, but they were removed by errata. The 2015 IRC model code always deferred to the ISPSC.

Chapter 31 – Special Construction

IBC 2018 SBC – IBC, IRC & Other Things

**Chapter 30 – Elevators & Conveying Systems**

**CT**

2018 SBC – IBC, IRC & Other Things

7.13.14.1 and removed (3006.3)

- Elevator lobby requirements moved from requirements into one place (3006)

- General consolidation of elevator lobby and hoistway opening protection

**Chapter 30 – Elevators & Conveying Systems**

IBC 2018 SBC – IBC, IRC & Other Things
Residential Code 2015 International

Chapter 34 – Existing Structures

• Connecticut amendments relocated to IEB
• IEB now prevails
• R.I.P. Chapter 34

IEBC 2018 SBC – IBC, IRC & Other Things
Chapter 1 - Scope & Administration

IRC

2018 SBC – IBC, IRC & Other Things

The applicant's choice

• Language clarified to emphasize that it is
  
  • Electrical code (R101.4.5)
  
  • Applicant's choice of codes

Applicant's choice of codes

Chapter 1 - Scope & Administration

IRC

2018 SBC – IBC, IRC & Other Things

Can be to IRC for other requirements

• Can be to IRC
• Complying with IBC § 419, Inc. Sprinkler Requirement
  
  • Townhouses (R101.2.2)
  
  • Can be to IRC
• Professional services, max one employee
  
  • One- and two-family dwellings (R101.2.1)
  
  • CT amendments provide clarity:
  
  • Live / work units
• Townhouse Separating Walls (R302.2)

2. The replacement window is not part of a change of occupancy.

The replacement window shall be permitted to be of the same size as the existing window or a style that provides for an equal or greater window opening area than the existing window.

The replacement window shall also include other minor changes from 2018 IRC.

• R302.2 Common walls
• R302.1 Double walls

IRC (CT R310.2.5) & IEBC (406.3)

Glass Replacement and Replacement Windows

• Replacement window emergency escape & rescue openings
• Replacement window opening control devices
• Replacement glass

Chapter 3 – Building Planning

IRC 2018 SBC – IBC, IRC & Other Things
Headroom

R305.1 – Basements being converted

6’10” (6’4” under obstructions)

R305.1.1 – Basements without habitable space

6’8” (6’6” under obstructions)

R311.7.6 adds exception 2 for existing basement stairs’ bottom landing. Min 32”. Allows landing to be same width as stair.

R311.7 – Existing or replacement stairs for basements/attics being converted to habitable space

4.4.6 (6.4.6” under obstructions)

R305.1 – Basements being converted

R305.1.1 – Basements without habitable space

6+6: 6.8” (6.4” under obstructions)

Headroom

Chapter 3 – Building Planning

IRC

2018 SBC – IBC, IRC & Other Things
Chapter 3 – Building Planning

IRC
2018 SBC – IBC, IRC & Other Things

Exceptions:
- Residential sprinklers
- Access pathways for different roof types
- Ventilation of attics
- Mix of SFH & multifamily
- Roof access points
- Connecticut adding specific requirements (R324.7)

The decision making process involved extensive review with:
- Connecticut Fire Sprinkler Coalition
- Codes & Standards Committee & its Codes Amendment Subcommittee
- The legislature

Model code doesn’t address access and pathways

Chapter 3 – Building Planning

IRC
2018 SBC – IBC, IRC & Other Things

- Photovaltaic Systems
- Model code doesn’t address access and pathways
- Connecticut adding specific requirements (R324.7)
- Roof access points
- Size of array
- Separation of arrays
- Roof access points
- Connecticut Fire Sprinkler Coalition
- Codes & Standards Committee & its Codes Amendment Subcommittee
- The legislature

The decision making process involved extensive review with:
- One and two-family dwellings
- Townhouses
- 2018 SBC does not require sprinklers in:
- Residential sprinklers
2015 IRC & IBC model codes both defer to the International Swimming Pool and Spa Code (ISPSC).

CT proposing to readopt language from 2012 model codes (as amended) for both IRC and IBC. Will not reference ISPSC.

Exception #4:

Chapter 4 – Foundations
IRC
2018 SBC – IBC, IRC & Other Things

Frost protection (R403.1.4.1)

Exception #4:

Chapter 3 – Building Planning
IRC
2018 SBC – IBC, IRC & Other Things

Ground surface in accordance with R403.1.4.

at least 12 inches (305 mm) below the undisturbed
by a dwelling or not, shall only be required to be placed
ramps attached to decks. Whether the deck is supported
The footing for the grade level termination of stairs or
and ramps off of decks.

• New CT exception for grade level termination of stairs.

Exception #4:

Consequently, the 2015 IBC model code 1st printing has
swimming pool requirements at S.3109, but they
were removed by errata.

Note: the 2015 IRC model code 1st printing always
defers to the ISPSC.

CT proposing to readopt language from 2012 model
International Swimming Pool and Spa Code

(ISPSC)

2015 IRC & IBC model codes both defer to the
Chapter 6 – Wall Construction

- Linear Interpolation for snow loads
- Girder / header spans, exterior bearing walls
- Footnote (e)
- Table R602.7(1)
- Girder / header spans, open porches
- Rafter spans
- Table R602.7(3) – Footnote (d)
- Gider / header spans, open porches
- Table R602.7(1) – Footnote (e)
- Gider / header spans, exterior bearing walls
- Linear Interpolation for snow loads

Chapter 8 – Roof-Ceiling Construction

- Underlayment (R905.1.1)
- New CT requirement to tape all joints in roof deck
- New roofs and strip/re-roof projects
- ASTM D 1970 compliant product in min. 4” width
- Applies to new roofs and strip/re-roof projects
- R802.5 – for certain conditions
- Rafter spans
- Table R602.7(3) – Footnote (d)
- Gider / header spans, open porches
- Table R602.7(1) – Footnote (e)
- Gider / header spans, exterior bearing walls
- Linear Interpolation for snow loads

Chapter 9 – Roof Assemblies

- Underlayment (R905.1.1)
- New CT requirement to tape all joints in roof deck
- New roofs and strip/re-roof projects
- ASTM D 1970 compliant product in min. 4” width
- Applies to new roofs and strip/re-roof projects
- R802.5 – for certain conditions
- Rafter spans
- Table R602.7(3) – Footnote (d)
- Gider / header spans, open porches
- Table R602.7(1) – Footnote (e)
- Gider / header spans, exterior bearing walls
- Linear Interpolation for snow loads

Exceptions:

- Footnote (e)
- Table R602.7(1)
- Girder / header spans, open porches
- Table R602.7(3) – Footnote (d)
- Gider / header spans, open porches
- Table R602.7(1) – Footnote (e)
- Gider / header spans, exterior bearing walls
- Linear Interpolation for snow loads

Part of broader drive to increase resiliency of homes
Duct Testing (N1103.3.3)

Exceptions:

1. A duct air leakage test shall not be required where the duct leakage is test measured.

2. Where ducts are extended in addition or are extended due to an alteration, duct systems with less than 40 linear feet (12.19 m) of new duct in unconditioned spaces shall not be required to be tested in accordance with Section N1103.3.3.

3. Temporary removal from service (tanks & related equipment).

Chapter 11 – Energy Efficiency
IRC

Chapter 22 – Special Piping & Storage Systems
IRC

Three options:

• Tank Abandonment & Removal (M2207.1)

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• Tank Abandonment & Removal (M2207.1)
• New CT Amendment based on 2018 IRC and 2018 NFPA 44
  - G2411.1.3 – Arc-resistant CSST
  - G2411.2 – CSST
  - G2411.1 – Pipe and tubing other than CSST

Amended section G2411 gives three code paths:

• Regular CSST

Bonding of Gas Piping / CSST - Adopts 2018 IRC language into CT’s adoption of the 2015 IRC
Chapter 25 – Plumbing Administration

IRC

2018 SBC – IBC, IRC & Other Things

- Rough Plumbing Test – DWV Water Test
- Connecticut amendment putting IRC back to 10 feet (P2503.5.1)
- IPC remains at 10 feet, even in 2018 IPC
- 10 feet reduced to 5 feet in IRC
Other Things

2018 SBC – IBC, IRC & Other Things

2018 SBC – 2015 International Plumbing Code

• PVC Joint Primer

• Cleanouts

• Changed definition and requirements to clarify floor drains, floor sinks,

  mop sinks and roof drains are not acceptable cleanouts.

• Previous CT Amendment requiring turning space in Type B dwellings now removed.

• Turning Space (1004.3.3)

  Minimum in width.

  Common access aisle, that aisle shall be 96 inches.

  Two parking spaces shall be permitted to share a

  Parking Spaces / Access Aisles (502.4.1)

  Various locations in code

  Bracing to model code Item 16 on pull side (not 24")

  Maneuvering Clearances at Doors

• Solvent cement (705.11.2) – same in IRC (R3009.2)

• The application of a primer to drain, waste and vent PVC pipe and

  Things prior to solvent cementing is not required for 4-inch pipe size

• Solvent cement (third-party certified as conforming to ASTM D 2564).
In response to code change proposal received.

- Water test
- Air test
- Positive pressure smoke test

Removed light test; added three options (contractor's choice):
- Type 1 Hood (507.2.6) for clearance reduction (based on NFPA 96)
- Amended Grease Duct Clearances (506.3.6) and Clearances for (based on NFPA 96)
- Added definition of limited-combustible material

Kitchen Grease Hoods / Ducts

2018 SBC – 2015 International Mechanical Code

Other Things

2018 SBC – IBC, IRC & Other Things

Other Things

2018 SBC – IBC, IRC & Other Things

- New IBC requirement of temperature limitation – 120°F
- Footbaths, Pedicure Basins and Head Shampoo Sinks (423.3)
- Increased IBC requirement to require signage at the entrance of a building or tenant
- Amended IBC requirement to require signage at the entrance of a building or tenant
- Additional signage for restrooms (403.4.1)
- IBC amendment to add exception for small (≤300ft²) quick transaction places
- Required Public Toilet Facilities (403.8.1)
- Same amendment made to IBC 2009.2

- Separate sex facilities not required in B use group, 25 or fewer (403.2, exc. 4)
- Gender-neutral single occupancy bathrooms (Ch.4)

- Same as IBC amendments
Introduction

The 2020 SBC Adoption Process

• Winter 2018/19 – Initial drafting and committee engagement
• Code change proposals 2019 (TBD)
• Public comment period 2019/20 (TBD)
• Code & Standards review and approval 2020 (TBD)
• Regulatory review and approval 2020 (TBD)
• Effective 2020 (TBD)

Other Things

Other Things

2018 SBC – IBC, IRC & Other Things

- Reoccupancy buildings – new acceptance
- Building integrated photovoltaic panels
- Occupancies
- Locking arrangements in educational
- Occupied roofs
- New requirements for height & area of

- New requirements for height & area of
- Higher education laboratories (Group B &
- Medical gas construction requirements
- 1-2 smoke compartments / egress
- Public / commercial greenhouses
- Public / private parking garages
- Relocatable buildings – new acceptance
- Public / commercial greenhouses
- Public / private parking garages
2020 SBC – 2018 International Residential Code

Other Things

2018 SBC – IBC, IRC & Other Things

• Tiny Houses – new Appendix Q – new requirements
• Electrical circuits & receptacles in garages
• Bath tub overflows no longer required
• Building integrated photovoltaic panels
  Section 4 requirements
• Decks – major rework and amendment of

2020 SBC – 2018 International Residential Code

Other Things

2018 SBC – IBC, IRC & Other Things

• Decks
• Major rework and amendment of

2020 SBC – 2018 International Residential Code

Other Things

2018 SBC – IBC, IRC & Other Things

- Stairs – maximum rise of flight 151"
- 147" in 2015; 144" in 2012
- Big homes, 10’ ceilings, 24” floor trusses, plus floor finishes
- Alternating tread devices and ship’s ladders for
- Guards – partial OK for just those portions >30”
- Small homes (≤ 200 sq.ft)
- Defining a when a habitable attic constitutes a
- Story
- Big homes, 10’ ceilings, 24’ floor trusses, plus
- 147” in 2015; 144” in 2012
- Stairs – maximum rise of flight 151”
Questions

Summary

- Codes are always evolving
- Remaining current critical for energy conservations, sustainability, life safety, etc.
- Many resources available
  - Code change proposals
  - Significant changes books
  - ICC Interpretations
  - Commentaries
  - Product acceptance, etc...

2018 SBC - IBC, IRC & Other Things

thoughts & ideas – engage through process