



2015 SIGNIFICANT CODE CHANGES TEN (OR MORE) THINGS YOU MUST KNOW!

Spokane County Department of Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260

IRC

1. **Chapter 1** - The maximum height for accessory structures has been increased from two to three stories above grade plane. Technical requirements have been removed from the definition and accessory structures are now permitted to be unlimited in area.
2. **R301.2.1.1.1** - Sunrooms are now required to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and nonhabitable sunrooms.
3. **R301.3** - Story height of wood and steel wall framing, insulated concrete and SIP walls may not exceed 11 feet 7 inches. The story height is measured from the finish floor surface, up through and to the top of the floor or ceiling joist above. Masonry wall height is limited to 13 feet 7 inches. Note also that the code now limits maximum stud height to 10 feet before engineering is required.
4. **Table R301.5** - The live loads for decks and balconies has increased to 60 pounds per square foot.
5. **R304.1** - The requirement for one habitable room with a minimum floor area of 120 square feet has been removed from the code. Now the code allows a minimum of 70 square feet.
6. **R305** - The minimum ceiling height for bathrooms, toilet rooms and laundry rooms has been reduced to 6 feet 8 inches. The exception for allowing beams, girders, ducts or other obstructions to project to within 6 feet 4 inches of the finished floor has been expanded to include basements with habitable space.
7. **R308.4.2** - Glazing installed perpendicular to a door in a closed position and within 24 inches of the door only requires safety glazing if it is on the hinge side of an in-swinging door. The glazing requirements are still the same when parallel to the door.
8. **R311.7.11/.12** - Alternating tread devices and ship ladders have been added to the stair provisions. Neither device is approved for use as a primary means of egress from the floor level served.
9. **R403.1.1** - This code change divides the minimum footing size and thickness into three expanded tables based on the type of construction being supported: light frame, light frame with veneer and concrete or masonry and is dependent upon soil types/bearing capacities, type of foundation system and width of structure.
10. **R905.1.1** - The multiple code provisions placed in the 2012 IRC for underlayment have been combined into Section R905.1.1 with three tables listing underlayment type, application and attachment. Sections on ice barriers from the 2012 IRC are reorganized and combined into Section R905.1.2.
11. **G2426.7.1** - An appliance vent terminal is not permitted in a location within 12 inches of the arc of a swinging door.

IBC

1. **111.1** - For new or existing, a change in a buildings use, or a portion of a buildings use, with no change in its occupancy classification now requires that a new certificate of occupancy be issued by the building official.

2. **304.1** - Small food processing establishments and commercial kitchens not associated with dining facilities are now considered as Group B occupancies. (under 2,500 square feet)
3. **311.1.1** - Storage rooms less than 100 square feet in floor area are not to be classified as Group S, but rather as the same occupancy as the portion of the building to which they are accessory.
4. **406.3.1** - A Group U private garage is now limited to a maximum floor area of 1000 square feet; however, multiple Group U private garages are permitted in the same building where they are compartmentalized by minimum 1-hour fire separations.
5. **503.1, Tables 504.3, 504.4** - The provisions regulating building height and area limitations have been extensively revised with no change in technical application in order to provide an increased degree of user-friendliness and technical consistency.
6. **507.1** - The allowance of a single-story basement in unlimited area buildings has now been clarified.
7. **602.4.2** - Cross laminated timber is now permitted within the exterior walls of Type IV buildings where protected by one of three specified methods.
8. **714.4.2** - Where the double top plates of a wall interrupt the ceiling membrane of a horizontal assembly, the wall must now be sheathed only with Type X gypsum wallboard. The wall will not require a fire-resistance rating unless needed due to some other code requirement.
9. **717.3, 717.5** - Where a duct penetration occurs in the ceiling of a fire-resistance rated corridor where the lid of the corridor is constructed using a corridor wall type assembly, placed horizontally, a corridor damper is now specifically mandated.
10. **903.3.1.2.2** - Where an NFPA 13R sprinkler system is installed, the sprinkler protection must now be extended to any open-ended corridors and associated exterior stairways, clarifying that an open breezeway is considered as an interior portion of the building and not an exterior location for the application of the sprinkler requirements.

WSEC

1. **R401.2** - REScheck is no longer permitted to be used in Washington State.
2. **R402.4.1.2** - Blower door testing is set at 5 ACH, including additions over 500 square feet.
3. **R402.4.4** - Combustion air openings providing combustion air to space conditioning fuel burning appliances, the appliances and combustion air openings shall be located outside the building thermal envelope or enclosed in a room isolated from the inside the thermal envelope.
4. **R403.7.1** - All detached one-and two-family dwellings and multiple single-family dwellings (townhouses) up to three stories in height above grade plane using electric zonal heating as the primary heat source shall install on inverter-driven ductless mini-split heat pump in the largest zone in the dwelling. (Exception is total installed heating capacity of 2kw per dwelling unit or less.)
5. **R406.2** - Apartments (R-2 occupancy) three stories or less in height must now comply with the residential provisions of the WSEC, including the energy credit points. The energy credit points will be for each dwelling unit in the structure.
6. **R406** - Energy credits have increased in both the amount required and the ways they are obtained;
 - a. Small dwelling units less than 1,500 square foot and additions more than 500 square foot requires 1.5 credits. Dwelling units in an R-2 are 1.5 credits each unit.
 - b. Medium dwelling units 1,500 square feet up to 5,000 square feet requires 3.5 credits. Dwelling units in an R-2 are 2.5 credits each unit.
 - c. Large dwelling units exceeding 5,000 square feet requires 4.5 credits. Dwelling units in an R-2 are 2.5 credits each unit.
7. Chapter 5 - Contains the requirements now for existing buildings and additions