

2015 Recommended Residential Code with Amendments

A **resolution** of the **Central Iowa Code Consortium** recommending adoption the 2015 edition of the *International Residential Code*, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress.

The **Executive Committee** of the **Central Iowa Code Consortium** does ordain as follows:

Section 1. That a certain document, being marked and designated as the *International Residential Code*, 2015 edition, including Appendix Chapters **M**, as published by the International Code Council, be and is hereby recommended as the Residential Code of the participating communities of the **Central Iowa Code Consortium**, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this recommendation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this recommendation.

A community participating in the Central Iowa Code Consortium may elect to adopt the International Residential Code (IRC) in its entirety as described above, recognizing that it is intended to be a standalone code for the purposes of constructing residential structures, or may elect to adopt all portions of the IRC, except the plumbing and fuel gas chapters (chapters 24-33) to avoid conflicting provisions between the IRC and the state adopted plumbing and fuel gas codes.

Section 2. The following sections are hereby revised:

Section R101.1. Insert: **[NAME OF JURISDICTION]**

Table R301.2 (1) Insert: **[APPROPRIATE DESIGN CRITERIA]**

Section P2603.6.1 Insert: **[NUMBER OF INCHES IN TWO LOCATIONS]**

Delete Code Section: IRC 302.13, Exception 4

Replace with the following language:

Exception

4. Approved floor assemblies demonstrating equivalent fire performance by an approved testing company showing length and time duration for exposure to fire. It shall be defined by performance equivalent to 26 minutes using ASTM E119 standard fire endurance testing with a superimposed load simulating a maximum load condition (i.e. 100% design load).

Insert Exception # 2 to 310.1

Add the following language:

Exception

2. For 1 and 2 family dwellings constructed under the provisions of the 1988 Uniform Building Code or a previously adopted code (prior to 1988) that are undergoing a renovation which requires an emergency escape window to an existing basement without a compliant emergency escape window; an emergency escape window shall not be required where the following conditions are met:

1. An emergency escape window or door and the stairs to the floor above are placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the basement area.
2. Additional smoke alarms are installed in each area or room in the basement.
3. The common path of egress travel distance starting in the remote corner of the bedroom does not exceed 25 feet.
4. The underside and supporting structure of the stair to the floors above is protected with ½ inch gypsum board or equivalent.

Note: This exception does not apply to townhouses.

Insert Exception #1 into Code Section: IRC 310.2.2

Add the following language:

Exception

1. A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

Insert Exception #3 into Code Section: IRC 311.7.5.1

Add to the following language:

Exception

3. The dimension of the top and bottom riser of a stair may vary up to 1-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Delete Code Section: IRC 313.1

Replace with the following language:

313.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. Townhouse structures that contain eight (8) or less dwelling units.
3. Townhouse structures less than eighteen thousand (18,000) square feet floor space, exclusive of any garages.

Delete Code Section: IRC 313.2

Replace with the following language:

313.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. One-and two-family dwellings containing less than eight thousand (8,000) square feet of floor space, excluding attached garages and other unenclosed areas.

Delete Code Section: IRC 403.1.4.1, Exception 1

Replace with the following language:

1. Protection for detached garages and other accessory structures 1,000 square feet or less in size, with a maximum height or eighteen (18) feet, located more than ten (10) feet from a dwelling, attached garage, or other principal structures, may be accomplished with a floating slab. The floating slab shall include a thickened slab edge of a minimum twelve (12) inches thick. Six inches of the thickened slab shall be below grade and six inches shall be above finished grade. The bottom portion of the thickened slab area shall be twelve (12) by twelve (12) inches. Two #4 rebar shall be placed within the thickened edge continuous around the perimeter of the slab. The floor shall be Portland cement concrete not less than four (4) inches thick. Garage floor areas shall have all sod and/or debris removed.

Amend Code Section: IRC 1601.4

Insert the following language:

Section 1601.4 Installation. Duct installation shall comply with sections M 1601.4.1 through M1601.4.11

Insert Code Section: IRC 1601.4.11

Insert the following language:

Section 1601.4.11. Air plenum and duct separation. Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned spaces by construction with sufficient insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.

Delete Code Section: IRC G2414.5.3 (403.5.4)

Replace with the following language:

G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing.

Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

Delete Code Section: IRC G2415.5.2 (404.2)

Replace with the following language:

G2415.2 (404.2) CSST.

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.