

2015 Codes
Significant Changes for Residential Inspections

2015 IRC Building

R302.1(1) Exterior walls – Projections not allowed when less than 2 ft. for fire separation distance .

303.7 Interior Stairway Illumination – New exception: Switch is not required where remote, central or automatically controlled.

304.1 Minimum Area for Habitable rooms - minimum 70sq ft. (designed for tiny houses)

305.51. Minimum Height – Bathrooms, toilet rooms, Laundry room allowed at 6ft 8in

305.1 Minimum Height Exception for bathroom fixture area – limitation heights removed and “used for intended purpose” added.

308.4.2 Glazing adjacent to doors- adjacent to door, fixed or operable, 60 inches or less from walking surface, **And** within 24 inches of either side of the door, 1. Perpendicular to the door when closed and within 24 inches swinging in. *Slight change in *Chapter 10 City Amendments.

308.4.7 Glazing adjacent to the bottom stair- added horizontal arc less than 180 degrees from the bottom of the nosing at the landing.

311.8.1 Maximum Slope on Ramps- Serving egress door requires 1 vertical to 12 horizontal and any other ramps are allowed at 1 unit vertical to 12 units horizontal.

313.2 One and two Family dwelling automatic fire systems- Where automatic residential fire sprinkler systems are installed, they shall be designed and installed in accordance with Section P2904 or NFPA 13D. 313.2 as listed in the 2015 IRC has been replaced with * Chapter 10 City Amendment.

314.3 Location of Smoke alarms – not less than 3ft horizontal from bathroom door **and** Ionization Smoke alarms installation distance.

314.6 Power Source – for additions, the carbon monoxide detectors are allowed to be battery operated

315.2.2 Alterations, repairs and additions – alterations, repairs or additions inside existing dwelling with attached garage or inside of an existing dwelling with fuel-fired appliance or where sleeping rooms are added, the dwelling unit will require a carbon monoxide alarm. Modified per * Chapter 10 City Amendment.

319 Site Address – Numbers shall not be spelled out

326 Swimming, Pools, Spas and Hot Tubs – reference to 2015 IBC section 3109.1 – 3109.4.1.8

403.1.6 Foundation Anchorage – amended by * Chapter 10 City Amendment to include Wood sill plate and wood walls “that are part of the braced wall provisions of this Code and” supported directly on continuous foundation.....

507 Exterior Decks - provides prescriptive methods for conventional wood deck construction.

602.3(1) – Fastening schedule –

903.4.2 Zero lot line development – where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutter and downspouts shall be provided to direct roof water away from the adjacent property. Roof projections shall not extend beyond a point one third the width of the easement or a maximum of 24 inches. * Chapter 10 City Amendment.

903.4.3 Gutter and downspouts – Any Group R or Group U occupancy with roof edges less than three feet to any property line shall be provided with gutters and downspouts to direct roof water away from adjacent property. *Chapter 10 City Amendment.

2015 IRC Mechanical

1305.1.3.2 Access for cooling or heating appliance For residential application, the attic space in which any cooling or heating appliance is installed shall be provided with a permanent ladder for folding away ladder or direct access door opening from the house on the same floor level. * Chapter 10 City Amendment.

1411.4 Condensate pumps shall be wired in series for appliance shut down if pump malfunctions.

1411.32 Drain pipe material and sizes – amended by * **Chapter 10 City Amendment** to include “materials specified in Article IX” and Non-PVC primary drain line located in unconditioned spaces, except crawl spaces, shall be insulated with foam plastic rubber based insulation or other approved material with a minimum thickness of 3/8.

1502.4.4 & 3Dryer exhaust duct power ventilators installed as per manufactures installation instructions.3. Lengths of exhaust ducts shall be as per manufactures installation recommendations.

1503.4.1 Make up air required -shall be as same location as exhaust.

1601.1.1 Duct construction (new table) size and thickness of gages.

2005.2 Prohibited Locations- as stated and amended as per * **Chapter 10 City Amendment** Storage type water heaters shall not be installed in an attic unless accessible from a door opening from the house on the same floor level. Water heaters installed in a garage having ignition source shall be elevated such that the source of ignition is not less than 18 inches above the garage floor, unless the ignition source is listed as flammable vapor ignition resistance. An electric water heater is the only type of water heater that may be installed under a stairway or landing.

2414.6 Plastic pipe, tubing, and fittings - PVC/CPVC shall not used to supply fuel gas.

2439.7.5 Length Identification - use a placard if the length exceeds 35 feet.

2014 NEC Residential

210.8(A)(7) The list of location where GFCI protection is required in dwellings has been expanded. Now all receptacles within 6 ft. of the outside edge of any sink are required to be GFCI protected. This applies to all receptacles within 6ft., including receptacles below the kitchen sink.

210.8(A)(10) Another change to the GFCI requirements for dwelling is in “laundry area”. Now all 125 volts, 15 and 20 amp receptacles in dwelling unit laundry areas are required to be GFCI protected.

210.12(A) Kitchens and laundry rooms have been added to the list of locations where branch circuits supplying outlets and now devices are required to be AFCI protected. To summarize, every 125 volt, 15 and 20 amp branch circuit supplying outlets and devices in a dwelling shall be AFCI protected except those in bathrooms and garages.

210.52(E)(3) Balconies, decks and porches attached to a dwelling and are accessible from inside the dwelling shall have at least on 125 volt, 15 or 20 amp receptacle accessible from the balcony, deck or porch.

210.52(G) A receptacle is now required for each car space in a dwelling’s garage with electric power. The branch circuit serving these receptacles shall not supply outlets outside of the garage.

210.52 For dwellings the refrigerator circuit is no longer required to be dedicated circuit. The change in the amendments prohibits the refrigerator from being supplied by a small appliance branch circuit. This will allow a clock outlet; exhaust fan, etc. to be installed on the same branch circuit as the refrigerator.

406.9(B)(1) & 590.4(D)(2) “Extra Duty” cover are now required for all 125 volt 15 and 20 amp receptacles installed in wet location. And for temporary installation.