PIKES PEAK REGIONAL BUILDING DEPARTMENT

Highlights of the International Residential Code (2003 IRC)

This information is intended as a guide to common changes in the code as amended by the 2005 Pikes Peak Regional Building Code. Consult the 2003 IRC and 2005 PPRBC for detailed code provisions.

Codes are referenced below as R (International Residential Code), RBC (Pikes Peak Regional Building Code), IBC (International Building Code), IECC (International Energy Conservation Code), IMC (International Mechanical Code).

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RBC105.2.1 #1	A building permit is not required for a structure of less than 120 square feet in area, one-story, detached, enclosed, unheated, and accessory to a one- or two-family dwelling. Exception: A building permit is required for a gazebo or similar type open structure.
RBC105.2.1 #4	Building permit and engineering are required for a retaining wall that is more than 4 feet high. To qualify as separate walls, the walls must be spaced 8 feet from each other for every 4 feet in height to establish a minimum 2:1 slope.
RBC105.2.1 #8	A building permit is required for replacement glazing. Exception: R-2, R-3 and U occupancy classifications if the size of the window remains unchanged.
RBC106.1.1	Plans must be drawn to a minimum scale of 1/8 inch = 1 foot, 1/8 inch lettering, and on a minimum 18" x 24" material. Exception: 8 1/2" x 11" material is acceptable for a basement finish, deck, patio cover, detached garage.
RBC203.4	Building Contractor C license is authorized to build up to 8 continuous units limited to 2 stories in height, classified as a townhome, condominium or apartment. The units cannot be a hotel or motel.
RBC302.4.3	Townhouses are now under the description of R-2 Occupancy in the IBC; they are removed from the IRC.
RBC302.4.3	Bed & breakfast businesses with 5 or less guest rooms may be built under the IRC if the proprietor resides there.

INTERNATIONAL RESIDENTIAL CODE

Construction Methods	The IRC references different framing and construction methods, including but not limited to steel framing, wood structural panels, masonry construction, insulated concrete forms. NOTE: Engineering is still required for construction methods other than wood frame.

CHAPTER 2 — DEFINITIONS

RBC303.4.1	Crawlspace is defined as 5 feet or less from average interior grade to underside of floor joists. If higher, it must be extended to basement height, provided with a permanent floor, and treated as a basement.

CHAPTER 3 — BUILDING PLANS

RBC303.4.5 Table R301.5	All interior floor live loads are still 40 psf. Habitable attics may be loaded to 30 psf. Decks change to 40 psf from 60 psf. Deck dead loads are to be 15 psf minimum, and ledger connection is 66 psf minimum.
RBC303.4.6 R302.1	Common walls of dwelling units constructed on separate lots, duplex or townhouse, may be built to comply with dwelling unit separation requirements of R317.1 that requires 1-hour fire resistive construction from floor to underside of roof sheathing.
RBC303.4.11	Rough ceiling height in an unfinished basement must be 7' 7 1/2" minimum measured from slab to underside of floor joists, and 6' 9 1/2" under furred-down beams, ducts and pipes to allow a 1 1/2" finish.
RBC303.4.13 R309.2	A detached garage must be located at least 6 feet away from house; if connected porch or space is present, the space is to be 50 percent open along its perimeter. Otherwise, required is 5/8 inch type "X" drywall and 16-inch on center screw spacing for both walls and ceilings in common contact with the dwelling unit.
RBC303.4.16 R310.1	One egress window is required on all levels, with or without bedrooms, except the main level with the primary egress door.

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RBC303.4.16 R310.1	One egress window is required for each 500 square feet, or fraction of gross unfinished basement measured from interior face to the interior face of foundation wall. (Example: An unfinished basement of 968 square feet must have a minimum of 2 egress windows; 1057 square feet requires at least 3 egress windows.) A partially finished basement must have one egress in finished area; no egress window is required in the unfinished area if it is less than 500 square feet.
RBC303.4.19 R310.2	Dwellings that were issued a building permit prior to Jan. 1, 2000, may have a window well width of 30 inches instead of 36 inches.
RBC303.4.20 R310.2.2	Projections may occur above a window well within 24" in height if at least 9 square feet is provided in the window well. Hatch or covers must be able to be opened with an applied force of 30 lbs or less.
R312.2	Spacing between guardrails on stairs may not allow passage of a 4 3/8 inch sphere, wider spacing that the previous 4" limitation.
RBC303.4.30 R314.2.3	Crawlspaces may be insulated with rigid insulation without the usual requirement of a thermal barrier.
RBC303.4.31 R317.2	Townhouses are not part of this code; refer to IBC, R-2 Occupancy.

CHAPTER 4 — FOUNDATIONS

RBC303.4.38 R401.1.1	A detached garage of 750 square feet or less on monolithic slab may be heated, a change from the previous code.
RBC303.3.42 R403.1.4.1	A detached deck not more than 30 inches above grade at any point, is not required to be on piers meeting frost depth. Piers may be 12 inches.
RBC303.4.44 R403.1.6	Engineering is not required when no more than (3) 2 x 6 sole plates are used on a foundation wall.
RBC303.4.49 R405.2.3	Sump pit criteria is included in the Pikes Peak Regional Building Code.

CHAPTER 5 — FLOORS

R502.2.1	Cantilevered framing on a deck must be designed for the full uplift of the cantilevered portion without the gravity live loads.

CHAPTER 6 — WALL CONSTRUCTION

RBC303.4.58 Table R602.3(5)	Wood stud spacing table has minor changes. The table is intended to provide requirements for those who do not have an engineer.

CHAPTER 7 — WALL COVERINGS *(No code changes)*

CHAPTER 8 — ROOF CEILING CONSTRUCTION

RBC303.4.72 R801.3	Rain gutters are required at the roof, and must extend 36 inches or more away from house.
R802.10.1	Checklist for wood trusses. Trusses designed to 1997 Uniform Building Code standards are acceptable.

CHAPTER 9 — ROOF ASSEMBLIES

(Multi-references)	28 gage flashing is now required by RBC, a change from 26 gage.
RBC303.4.79	Installation of self-sealing asphalt shingles weighing less than 2.4 psf is allowed only from May 1 to October 1.
RBD905.2.7.1	Ice and water shield is required 2 feet inside exterior wall line of building and at eaves. This applies to areas located above 7,000 feet elevation in Table R301.2(1)

CHAPTER 10 — CHIMNEYS & FIREPLACES

RBC303.4.93 R1001.6.1	Spark arrestors are required on all masonry chimneys.

CHAPTERS 11 - 42 *(These chapters and appendices, except H, are deleted, they're either addressed by other codes or are not applicable.)*

OTHER CODES

RBC308.4.10 - 13 IECC Chapter 5	2003 IECC is very similar to the 2000 edition. The major difference is the consideration of the prescriptive tables in IECC Tables 502.2.4; the R values were modified for walls and foundations and for tables up to 15 percent. The result is higher insulation requirements when selecting the prescriptive method; this may result in a preference to use the calculated methods or ResCheck that have not changed.
IMC603.2	ACCA Manual D design is required for all duct work. Duct layout plans and calculations are required with all plans. Please see RBD's Residential Duct Design Checklist handout.