

*A Member of the International Code Family®*



# INTERNATIONAL RESIDENTIAL CODE®

FOR ONE- AND TWO-FAMILY DWELLINGS

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# PREFACE

## Introduction

Internationally, code officials recognize the need for a modern, up-to-date residential code addressing the design and construction of one- and two-family dwellings and townhouses. The *International Residential Code*®, in this 2006 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive, stand-alone residential code establishes minimum regulations for one- and two-family dwellings and townhouses using prescriptive provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs. This 2006 edition is fully compatible with all the *International Codes*® (I-Codes®) published by the International Code Council® (ICC)®, including the *International Building Code*®, *ICC Electrical Code*®, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Mechanical Code*®, *ICC Performance Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Wildland-Urban Interface Code*™ and *International Zoning Code*®.

The *International Residential Code* provisions provide many benefits, among which is the model code development process that offers an international forum for residential construction professionals to discuss prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

## Development

The first edition of the *International Residential Code* (2000) was the culmination of an effort initiated in 1996 by the ICC and consisting of representatives from the three statutory members of the International Code Council at the time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI) and representatives from the National Association of Home Builders (NAHB). The intent was to draft a stand-alone residential code consistent with and inclusive of the scope of the existing model codes. Technical content of the 1998 *International One- and Two-Family Dwelling Code* and the latest model codes promulgated by BOCA, ICBO, SBCCI and ICC was used as the basis for the development, followed by public hearings in 1998 and 1999 to consider proposed changes. This 2006 edition represents the code as originally issued, with changes reflected in the 2003 edition, and further changes developed through the ICC Code Development Process through 2005. Residential electrical provisions are based on the 2005 *National Electrical Code*® (NFPA-70). A new edition shall be promulgated every three years.

Fuel gas provisions have been included through an agreement with the American Gas Association (AGA). Electrical provisions have been included through an agreement with the National Fire Protection Association (NFPA).

This code is founded on principles intended to establish provisions consistent with the scope of a residential code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

## Adoption

The *International Residential Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## Maintenance

The *International Residential Code* is kept up to date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

## PREFACE

The maintenance process for the fuel gas provisions is based upon the process used to maintain the *International Fuel Gas Code*, in conjunction with the American Gas Association. The maintenance process for the electrical provisions is undertaken by the National Fire Protection Association.

While the development procedure of the *International Residential Code* assures the highest degree of care, ICC and the founding members of ICC and its members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

### Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2003 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

# ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2006 *International Residential Code* as an enforceable regulation governing one- and two-family dwellings and townhouses should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## SAMPLE ORDINANCE FOR ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE

### ORDINANCE NO. \_\_\_\_\_

An ordinance of the [JURISDICTION] adopting the 2006 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 in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. \_\_\_\_\_ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Residential Code*, 2006 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED] (see *International Residential Code* Section R102.5, 2006 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the [JURISDICTION], in the State of [STATE NAME] 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; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the [JURISDICTION] and hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**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]

Section P3103.1 Insert: [NUMBER OF INCHES IN TWO LOCATIONS]

**Section 3.** That Ordinance No. \_\_\_\_\_ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

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# TABLE OF CONTENTS

<i>Part I—Administrative</i> .....	1	R314	Foam Plastic	56
<b>CHAPTER 1 ADMINISTRATION</b> .....	<b>1</b>	R315	Flame Spread and Smoke Density	58
Section		R316	Insulation	58
R101	Title, Scope and Purpose	R317	Dwelling Unit Separation	58
R102	Applicability	R318	Moisture Vapor Retarders	60
R103	Department of Building Safety	R319	Protection Against Decay	60
R104	Duties and Powers of the Building Official	R320	Protection Against Subterranean Termite	61
R105	Permits	R321	Site Address	62
R106	Construction Documents	R322	Accessibility	62
R107	Temporary Structures and Uses	R323	Elevators and Platform Lifts	62
R108	Fees	R324	Flood-resistant Construction	62
R109	Inspections			
R110	Certificate of Occupancy	<b>CHAPTER 4 FOUNDATIONS</b> .....	<b>67</b>	
R111	Service Utilities	Section		
R112	Board of Appeals	R401	General	67
R113	Violations	R402	Masonry	67
R114	Stop Work Order	R403	Footings	68
		R404	Foundation and Retaining Walls	78
<i>Part II—Definitions</i> .....	<b>9</b>	R405	Foundation Drainage	88
<b>CHAPTER 2 DEFINITIONS</b> .....	<b>9</b>	R405	Foundation Waterproofing and Dampproofing	90
Section		R407	Columns	93
R201	General	R408	Under-floor Space	93
R202	Definitions			
		<b>CHAPTER 5 FLOORS</b> .....	<b>97</b>	
<i>Part III—Building Planning and Construction</i> .....	<b>23</b>	Section		
<b>CHAPTER 3 BUILDING PLANNING</b> .....	<b>23</b>	R501	General	97
Section		R502	Wood Floor Framing	97
R301	Design Criteria	R503	Floor Sheathing	106
R302	Exterior Wall Location	R504	Pressure Preservatively Treated-wood Floors (On Ground)	108
R303	Light, Ventilation and Heating	R505	Steel Floor Framing	108
R304	Minimum Room Areas	R506	Concrete Floors (On Ground)	121
R305	Ceiling Height			
R306	Sanitation	<b>CHAPTER 6 WALL CONSTRUCTION</b> .....	<b>123</b>	
R307	Toilet, Bath and Shower Spaces	Section		
R308	Glazing	R601	General	123
R309	Garages and Carports	R602	Wood Wall Framing	123
R310	Emergency Escape and Rescue Openings	R603	Steel Wall Framing	143
R311	Means of Egress	R604	Wood Structural Panels	180
R312	Guards	R605	Particleboard	180
R313	Smoke Alarms	R606	General Masonry Construction	180
		R607	Unit Masonry	188

**TABLE OF CONTENTS**

R608 Multiple Wythe Masonry . . . . . 188  
 R609 Grouted Masonry . . . . . 190  
 R610 Glass Unit Masonry . . . . . 191  
 R611 Insulating Concrete Form Wall Construction . . 193  
 R612 Conventionally Formed Concrete  
     Wall Construction . . . . . 224  
 R613 Exterior Windows and Glass Doors . . . . . 224

**CHAPTER 7 WALL COVERING . . . . . 229**

Section

R701 General . . . . . 229  
 R702 Interior Covering . . . . . 229  
 R703 Exterior Covering . . . . . 232

**CHAPTER 8 ROOF-CEILING  
 CONSTRUCTION . . . . . 243**

Section

R801 General . . . . . 243  
 R802 Wood Roof Framing . . . . . 243  
 R803 Roof Sheathing . . . . . 268  
 R804 Steel Roof Framing . . . . . 268  
 R805 Ceiling Finishes . . . . . 286  
 R806 Roof Ventilation . . . . . 286  
 R807 Attic Access . . . . . 287  
 R808 Insulation Clearance . . . . . 288

**CHAPTER 9 ROOF ASSEMBLIES . . . . . 299**

Section

R901 General . . . . . 289  
 R902 Roof Classification . . . . . 289  
 R903 Weather Protection . . . . . 289  
 R904 Materials . . . . . 289  
 R905 Requirements for Roof Coverings . . . . . 291  
 R906 Roof Insulation . . . . . 298  
 R907 Reroofing . . . . . 299

**CHAPTER 10 CHIMNEYS AND FIREPLACES . . 301**

Section

R1001 Masonry Fireplaces . . . . . 301  
 R1002 Masonry Heaters . . . . . 305  
 R1003 Masonry Chimneys . . . . . 305  
 R1004 Factory-built Fireplaces . . . . . 309  
 R1005 Factory-built Chimneys . . . . . 309  
 R1006 Exterior Air Supply . . . . . 310

**Part IV—Energy Conservation . . . . . 311**

**CHAPTER 11 ENERGY EFFICIENCY . . . . . 311**

Section

N1101 General . . . . . 311  
 N1102 Building Thermal Envelope . . . . . 318  
 N1103 Systems . . . . . 321

**Part V—Mechanical . . . . . 325**

**CHAPTER 12 MECHANICAL  
 ADMINISTRATION . . . . . 323**

Section

M1201 General . . . . . 323  
 M1202 Existing Mechanical Systems . . . . . 323

**CHAPTER 13 GENERAL MECHANICAL SYSTEM  
 REQUIREMENTS . . . . . 325**

Section

M1301 General . . . . . 325  
 M1302 Approval . . . . . 325  
 M1303 Labeling of Appliances . . . . . 325  
 M1304 Type of Fuel . . . . . 325  
 M1305 Appliance Access . . . . . 325  
 M1306 Clearances from Combustible Construction . . 326  
 M1307 Appliance Installation . . . . . 329  
 M1308 Mechanical Systems Installation . . . . . 329

**CHAPTER 14 HEATING AND COOLING  
 EQUIPMENT . . . . . 331**

Section

M1401 General . . . . . 331  
 M1402 Central Furnaces . . . . . 331  
 M1403 Heat Pump Equipment . . . . . 331  
 M1404 Refrigeration Cooling Equipment . . . . . 331  
 M1405 Baseboard Convectors . . . . . 331  
 M1406 Radiant Heating Systems . . . . . 331  
 M1407 Duct Heaters . . . . . 332  
 M1408 Vented Floor Furnaces . . . . . 332  
 M1409 Vented Wall Furnaces . . . . . 332  
 M1410 Vented Room Heaters . . . . . 333  
 M1411 Heating and Cooling Equipment . . . . . 333  
 M1412 Absorption Cooling Equipment . . . . . 334  
 M1413 Evaporative Cooling Equipment . . . . . 334  
 M1414 Fireplace Stoves . . . . . 334  
 M1415 Masonry Heaters . . . . . 334

**CHAPTER 15 EXHAUST SYSTEMS ..... 335**

Section

M1501 General ..... 335

M1502 Clothes Dryer Exhaust ..... 335

M1503 Range Hoods ..... 335

M1504 Installation of Microwave Ovens ..... 335

M1505 Overhead Exhaust Hoods ..... 336

M1506 Exhaust Ducts ..... 336

M1507 Mechanical Ventilation ..... 336

**CHAPTER 16 DUCT SYSTEMS ..... 337**

Section

M1601 Duct Construction ..... 337

M1602 Return Air ..... 339

**CHAPTER 17 COMBUSTION AIR ..... 341**

Section

M1701 General ..... 341

M1702 All Air from Inside the Building ..... 341

M1703 All Air from Outdoors ..... 341

**CHAPTER 18 CHIMNEYS AND VENTS ..... 347**

Section

M1801 General ..... 347

M1802 Vent Components ..... 347

M1803 Chimney and Vent Connectors ..... 348

M1804 Vents ..... 349

M1805 Masonry and Factory-built Chimneys ..... 349

**CHAPTER 19 SPECIAL FUEL-BURNING EQUIPMENT ..... 351**

Section

M1901 Ranges and Ovens ..... 351

M1902 Sauna Heaters ..... 351

M1903 Stationary Fuel Cell Power Plants ..... 351

M1904 Gaseous Hydrogen Systems ..... 351

**CHAPTER 20 BOILERS AND WATER HEATERS ..... 353**

Section

M2001 Boilers ..... 353

M2002 Operating and Safety Controls ..... 353

M2003 Expansion Tanks ..... 353

M2004 Water Heaters Used for Space Heating ..... 353

M2005 Water Heaters ..... 353

M2006 Pool Heaters ..... 354

**CHAPTER 21 HYDRONIC PIPING ..... 355**

Section

M2101 Hydronic Piping Systems Installation ..... 355

M2102 Baseboard Convectors ..... 355

M2103 Floor Heating Systems ..... 355

M2104 Low Temperature Piping ..... 355

M2105 Ground Source Heat Pump System Loop Piping ..... 357

**CHAPTER 22 SPECIAL PIPING AND FITTINGS SYSTEMS ..... 359**

Section

M2201 Oil Tanks ..... 359

M2202 Oil Piping, Fitting and Connections ..... 359

M2203 Installation ..... 359

M2204 Oil Pumps and Valves ..... 360

**CHAPTER 23 SOLAR SYSTEMS ..... 361**

Section

M2301 Solar Energy Systems ..... 361

**Part V – Fuel Gas ..... 363**

**CHAPTER 24 FUEL GAS ..... 363**

Section

G2401 General ..... 363

G2402 General ..... 363

G2403 General Definitions ..... 363

G2404 General ..... 369

G2405 Structural Safety ..... 369

G2406 Appliance Location ..... 369

G2407 Combustion, Ventilation and Dilution Air ..... 370

G2408 Installation ..... 374

G2409 Clearance Reduction ..... 374

G2410 Electrical ..... 376

G2411 Electrical Bonding ..... 377

G2412 General ..... 377

G2413 Pipe Sizing ..... 378

G2414 Piping Materials ..... 379

G2415 Piping System Installation ..... 389

G2416 Piping Bends and Changes in Direction ..... 391

G2417 Inspection, Testing and Purging ..... 391

G2418 Piping Support ..... 392

G2419 Drips and Sloped Piping ..... 392

G2420 Gas-shutoff Valves ..... 393

G2421 Flow Controls ..... 393

**TABLE OF CONTENTS**

G2422 Appliance Connections . . . . . 394  
G2423 CNG Gas-dispensing Systems . . . . . 394  
G2424 Piping Support Intervals . . . . . 394  
G2425 General . . . . . 395  
G2426 Vents . . . . . 396  
G2427 Venting of Equipment . . . . . 396  
G2428 Sizing of Category I Appliance  
Venting Systems . . . . . 406  
G2429 Direct-vent, Integral Vent, Mechanical Vent  
and Ventilation/Exhaust Hood Venting . . . . . 417  
G2430 Factory-built Chimneys . . . . . 417  
G2431 General . . . . . 418  
G2432 Decorative Appliances for Installation  
in Fireplaces . . . . . 418  
G2433 Log Lighters . . . . . 418  
G2434 Vented Gas Fireplaces  
(Decorative Fireplaces) . . . . . 418  
G2435 Vented Gas Fireplace Heaters . . . . . 418  
G2436 Vented Wall Furnaces . . . . . 418  
G2437 Floor Furnaces . . . . . 418  
G2438 Clothes Dryers . . . . . 419  
G2439 Clothes Dryer Exhaust . . . . . 419  
G2440 Sauna Heaters . . . . . 419  
G2441 Pool and Spa Heaters . . . . . 420  
G2442 Forced-air Warm-air Furnaces . . . . . 420  
G2443 Conversion Burners . . . . . 421  
G2444 Unit Heaters . . . . . 421  
G2445 Unvented Room Heaters . . . . . 421  
G2446 Vented Room Heaters . . . . . 421  
G2447 Cooking Appliances . . . . . 422  
G2448 Water Heaters . . . . . 422  
G2449 Air Conditioning Equipment . . . . . 422  
G2450 Illuminating Appliances . . . . . 422  
G2451 Infrared Radiant Heaters . . . . . 422  
G2452 Boilers . . . . . 422  
G2453 Chimney Damper Opening Area . . . . . 423

**Part VII—Plumbing . . . . . 425**

**CHAPTER 25 PLUMBING  
ADMINISTRATION . . . . . 425**

Section  
P2501 General . . . . . 425  
P2502 Existing Plumbing Systems . . . . . 425  
P2503 Inspection and Tests . . . . . 425

**CHAPTER 26 GENERAL PLUMBING  
REQUIREMENTS . . . . . 427**

Section  
P2601 General . . . . . 427  
P2602 Individual Water Supply and  
Sewage Disposal . . . . . 427  
P2603 Structural and Piping Protection . . . . . 427  
P2604 Trenching and Backfilling . . . . . 428  
P2605 Support . . . . . 428  
P2606 Waterproofing of Openings . . . . . 428  
P2607 Workmanship . . . . . 428  
P2608 Materials Evaluation and Listing . . . . . 428

**CHAPTER 27 PLUMBING FIXTURES . . . . . 431**

Section  
P2701 Fixtures, Faucets and Fixture Fittings . . . . . 431  
P2702 Fixture Accessories . . . . . 431  
P2703 Tail Pieces . . . . . 431  
P2704 Access to Connections . . . . . 431  
P2705 Installation . . . . . 431  
P2706 Waste Receptors . . . . . 431  
P2707 Directional Fittings . . . . . 433  
P2708 Showers . . . . . 433  
P2709 Shower Receptors . . . . . 433  
P2710 Shower Walls . . . . . 434  
P2711 Lavatories . . . . . 434  
P2712 Water Closets . . . . . 434  
P2713 Bathtubs . . . . . 434  
P2714 Sinks . . . . . 435  
P2715 Laundry Tubs . . . . . 435  
P2716 Food Waste Grinder . . . . . 435  
P2717 Dishwashing Machines . . . . . 435  
P2718 Clothes Washing Machine . . . . . 435  
P2719 Floor Drains . . . . . 435  
P2720 Whirlpool Bathtubs . . . . . 435  
P2721 Bidet Installations . . . . . 435  
P2722 Fixture Fitting . . . . . 436  
P2723 Macerating Toilet Systems . . . . . 436  
P2724 Speciality Temperature Control Devices  
and Valves . . . . . 436

**CHAPTER 28 WATER HEATERS . . . . . 437**

Section  
P2801 General . . . . . 437  
P2802 Water Heaters Used for Space Heating . . . . . 437  
P2803 Relief Valves . . . . . 437

**CHAPTER 29 WATER SUPPLY AND DISTRIBUTION..... 439**

Section

P2901 General ..... 439

P2902 Protection of Potable Water Supply ..... 439

P2903 Water-supply System ..... 441

P2904 Materials, Joints and Connections ..... 447

P2905 Changes in Direction ..... 451

P2906 Support ..... 451

P2907 Drinking Water Treatment Units..... 451

**CHAPTER 30 SANITARY DRAINAGE..... 453**

Section

P3001 General ..... 453

P3002 Materials..... 453

P3003 Joints and Connections ..... 453

P3004 Determining Drainage Fixture Units ..... 458

P3005 Drainage System ..... 458

P3006 Sizing of Drain Pipe Offsets ..... 461

P3007 Sumps and Ejectors ..... 461

P3008 Backwater Valves..... 461

**CHAPTER 31 VENTS ..... 463**

Section

P3101 Vent Systems ..... 463

P3102 Vent Stacks and Stack Vents ..... 463

P3103 Vent Terminals ..... 463

P3104 Vent Connections and Grades ..... 463

P3105 Fixture Vents ..... 464

P3106 Individual Vent..... 464

P3107 Common Vent..... 464

P3108 Wet Venting ..... 464

P3109 Waste Stack Vent ..... 465

P3110 Circuit Venting ..... 465

P3111 Combination Waste and Vent System..... 465

P3112 Island Fixture Venting ..... 466

P3113 Vent Pipe Sizing..... 466

P3114 Air Admittance Valves..... 466

**CHAPTER 32 TRAPS ..... 469**

Section

P3201 Fixture Traps ..... 469

*Part VIII—Electrical ..... 471*

**CHAPTER 33 GENERAL REQUIREMENTS .... 471**

Section

E3301 General ..... 471

E3302 Building Structure Protection ..... 471

E3303 Inspection and Approval ..... 471

E3304 General Equipment Requirements ..... 471

E3305 Equipment Location and Clearances ..... 472

E3306 Electrical Conductors and Connections ..... 474

E3307 Conductor and Terminal Identification..... 474

**CHAPTER 34 ELECTRICAL DEFINITIONS .... 477**

Section

E3401 General ..... 477

**CHAPTER 35 SERVICES..... 481**

Section

E3501 General Services ..... 481

E3502 Service Size and Rating ..... 481

E3503 Service, Feeder and Grounding Electrode Conductor Sizing..... 482

E3504 Overhead Service-drop and Service Conductor Installation ..... 483

E3505 Service-entrance Conductors..... 485

E3506 Service Equipment—General ..... 485

E3507 System Grounding ..... 485

E3508 Grounding Electrode System ..... 486

E3509 Bonding ..... 487

E3510 Grounding Electrode Conductors ..... 488

E3511 Grounding Electrode Conductor Connection to the Grounding Electrodes ..... 488

**CHAPTER 36 BRANCH CIRCUIT AND FEEDER REQUIREMENTS ..... 491**

Section

E3601 General ..... 491

E3602 Branch Circuit Ratings ..... 491

E3603 Required Branch Circuits ..... 492

E3604 Feeder Requirements..... 493

E3605 Conductor Sizing and Overcurrent Protection ..... 494

E3606 Panelboards ..... 497

**TABLE OF CONTENTS**

**CHAPTER 37 WIRING METHODS..... 499**

Section

E3701 General Requirements ..... 499  
E3702 Above-ground Installation Requirements ..... 499  
E3703 Underground Installation Requirements ..... 502

**CHAPTER 38 POWER AND LIGHTING DISTRIBUTION..... 505**

Section

E3801 Receptacle Outlets ..... 505  
E3802 Ground-fault and Arc-fault Circuit-interrupter Protection ..... 507  
E3803 Lighting Outlets ..... 508  
E3804 General Installation Requirements ..... 508  
E3805 Boxes, Conduit Bodies and Fittings ..... 519  
E3806 Installation of Boxes, Conduit Bodies and Fittings ..... 521  
E3807 Cabinets and Panelboards ..... 523  
E3808 Grounding ..... 524  
E3809 Flexible Cords ..... 526

**CHAPTER 39 DEVICES AND LUMINAIRES .... 527**

Section

E3901 Switches ..... 527  
E3902 Receptacles ..... 528  
E3903 Fixtures ..... 528  
E3904 Luminaire Installation ..... 530  
E3905 Track Lighting ..... 530

**CHAPTER 40 APPLIANCE INSTALLATION .... 533**

Section

E4001 General ..... 533

**CHAPTER 41 SWIMMING POOLS..... 535**

Section

E4101 General ..... 535  
E4102 Wiring Methods for Pools, Spas, Hot Tubs and Hydromassage Bathtubs ..... 535  
E4103 Equipment Location and Clearances ..... 537  
E4104 Bonding ..... 538  
E4105 Grounding ..... 540  
E4106 Equipment Installation ..... 541  
E4107 Storable Swimming Pools ..... 543  
E4108 Spas and Hot Tubs ..... 544  
E4109 Hydromassage Bathtubs ..... 544

**CHAPTER 42 CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER-LIMITED CIRCUITS..... 545**

Section

E4201 General ..... 545  
E4202 Power Sources ..... 545  
E4203 Wiring Methods ..... 545  
E4204 Installation Requirements ..... 545

*Part IX—Referenced Standards ..... 547*

**CHAPTER 43 REFERENCED STANDARDS ..... 547**

**APPENDIX A SIZING AND CAPACITIES OF GAS PIPING..... 567**

**APPENDIX B SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS ..... 579**

**APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS ..... 589**

**APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION ..... 591**

**APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS ..... 593**

Section

AE101 Scope ..... 593  
AE102 Application to Existing Manufactured Homes and Building Service Equipment ..... 593  
AE201 Definitions ..... 594  
AE301 Permits ..... 594  
AE302 Application for Permit ..... 594  
AE303 Permits Issuance ..... 595  
AE304 Fees ..... 595  
AE305 Inspections ..... 596  
AE306 Special Inspections ..... 597  
AE307 Utility Service ..... 597  
AE401 Occupancy Classification ..... 597  
AE402 Location on Property ..... 597  
AE501 Design ..... 597

AE502 Foundation Systems . . . . . 598  
 AE503 Skirting and Perimeter Enclosures . . . . . 598  
 AE504 Structural Additions . . . . . 598  
 AE505 Building Service Equipment . . . . . 598  
 AE506 Exits . . . . . 599  
 AE507 Occupancy, Fire Safety and Energy  
 Conservation Standards . . . . . 599  
 AE600 Special Requirements for  
 Foundation Systems . . . . . 599  
 AE601 Footings and Foundations . . . . . 599  
 AE602 Pier Construction . . . . . 599  
 AE603 Height of Piers . . . . . 599  
 AE604 Anchorage Installations . . . . . 599  
 AE605 Ties, Materials and Installation . . . . . 600  
 AE606 Referenced Standards . . . . . 600

**APPENDIX F RADON CONTROL METHODS... 601**

Section  
 AF101 Scope . . . . . 601  
 AF102 Definitions . . . . . 601  
 AF103 Requirements . . . . . 601

**APPENDIX G SWIMMING POOLS, SPAS AND  
 HOT TUBS ..... 609**

Section  
 AG101 General . . . . . 609  
 AG102 Definitions . . . . . 609  
 AG103 Swimming Pools . . . . . 609  
 AG104 Spas and Hot Tubs . . . . . 609  
 AG105 Barrier Requirements . . . . . 609  
 AG106 Entrapment Protection for Swimming Pool and  
 Spa Suction Outlets . . . . . 610  
 AG107 Abbreviations . . . . . 611  
 AG108 Standards . . . . . 611

**APPENDIX H PATIO COVERS..... 613**

Section  
 AH101 General . . . . . 613  
 AH102 Definition . . . . . 613  
 AH103 Permitted Uses . . . . . 613  
 AH104 Design Loads . . . . . 613  
 AH105 Light and Ventilation/Emergency Egress . . . . . 613  
 AH106 Footings . . . . . 613  
 AH107 Special Provisions for Aluminum Screen  
 Enclosures in Hurricane-prone Regions . . . . . 613

**APPENDIX I PRIVATE SEWAGE DISPOSAL ... 615**

Section  
 AI101 General . . . . . 615

**APPENDIX J EXISTING BUILDINGS AND  
 STRUCTURES ..... 617**

Section  
 AJ101 Purpose and Intent . . . . . 617  
 AJ102 Compliance . . . . . 617  
 AJ103 Preliminary Meeting . . . . . 617  
 AJ104 Evaluation of an Existing Building . . . . . 617  
 AJ105 Permit . . . . . 618  
 AJ201 Definitions . . . . . 618  
 AJ301 Repairs . . . . . 618  
 AJ401 Renovations . . . . . 619  
 AJ501 Alterations . . . . . 619  
 AJ601 Reconstruction . . . . . 620

**APPENDIX K SOUND TRANSMISSION ..... 621**

Section  
 AK101 General . . . . . 621  
 AK102 Air-borne Sound . . . . . 621  
 AK103 Structural-borne Sound . . . . . 621  
 AK104 Referenced Standards . . . . . 621

**APPENDIX L PERMIT FEES ..... 623**

**APPENDIX M HOME DAY CARE—  
 R-3 OCCUPANCY ..... 625**

AM101 General . . . . . 625  
 AM102 Definitions . . . . . 625  
 AM103 Means of Egress . . . . . 625  
 AM104 Smoke Detection . . . . . 625

**APPENDIX N VENTING METHODS ..... 627**

**APPENDIX O GRAY WATER RECYCLING  
 SYSTEMS ..... 635**

AO101 General . . . . . 635  
 AO102 Systems for Flushing Water Closets  
 and Urinals . . . . . 635  
 AO103 Subsurface Landscape  
 Irrigation Systems . . . . . 637

**TABLE OF CONTENTS**

**APPENDIX P SPRINKLING..... 641**

**APPENDIX Q ICC *INTERNATIONAL*  
RESIDENTIAL CODE ELECTRICAL  
PROVISIONS/NATIONAL  
ELECTRICAL CODE CROSS-  
REFERENCE ..... 643**

**INDEX..... 657**

# Part I — Administrative

## CHAPTER 1 ADMINISTRATION

### SECTION R101 TITLE, SCOPE AND PURPOSE

**R101.1 Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as “this code.”

**R101.2 Scope.** The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

**R101.3 Purpose.** The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

### SECTION R102 APPLICABILITY

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**R102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**R102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply.

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

**R102.6 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

### SECTION R103 DEPARTMENT OF BUILDING SAFETY

**R103.1 Creation of enforcement agency.** The department of building safety is hereby created and the official in charge thereof shall be known as the building official.

**R103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction.

**R103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

### SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL

**R104.1 General.** The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Such policies and procedures shall not