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IRC UPDATE

Some Changes Between the 2006 and 2009 IRC

1. Live/Work Units - Are now allowed to be constructed under the IRC provided they comply with IBC 419
2. Habitable Attics - Are spaces which are at least 70s/f, finished or unfinished with permanent stairs. (typically bonus rooms over garages)
3. Townhouse Separation Walls/Sprinklers - The 2 hour fire barrier previously required has been reduced to a 1 hour wall due to the implementation of sprinklers.
4. Guard Rails - Guards are required 36in above fixed seating and the 30in height requirement mandating guards must be for 36in **out** around the perimeter of the deck.
5. Concrete Foundation Walls - Reinforcement size, cover and splice requirements.
6. Exterior Landings, Decks, Balconies and Stair Ledger Boards - Must be positively attached to resist lateral and vertical forces (no toe nails).
 - New ledger connection table
 - Now lateral load protection is required by at least 2 hold down tension devices per deck.
7. Wall Design, Construction and Bracing - Studs must be continuous from sill to top plate.
 - Bracing requirements have been completely rewritten.
8. Window Fall Protection - Windows with in 24in aff and more than 6ft agl must have a **self-acting** window opening limiting device with a release for emergency egress.
9. Vapor Barrier Behind Brick and Brick Ties - Vapor barrier behind **all** brick now, and 24in spacing with 1 ½ embedment for ties.
10. Vinyl Soffit and Siding - New fastening requirements.
11. Roofing - New side wall flashing requirement

12. Energy Changes -

- Wall insulation R-20
- R-30 in ceiling 500s/f or 20% which ever is less
- Get credit for compressed R-Value only
- Less Res-Check trade-offs
- Attic and crawlspace hatches insulated with weatherstripping
- Building envelope air tightness
 1. Blower Door test or
 2. Visual inspection with 24 Item checklist
- Duct leakage testing required

13. Mechanical Code Changes -

- Dryer duct size and length
- Equivalent length label
- Thermal barrier for radiant floor heating
- Underground fuel gas penetrations prohibited

14. Electrical Changes -

- Outdoor receptacle required at decks
- **All** receptacles in garages accessory buildings and basements must be GFCI protected.
- **All** rooms other than where GFCI receptacles are required must be ARC Fault protected and have tamper proof receptacles

15. Pools/Spas -

- Readily accessible on/off switch (not with in 5ft)
- Timer
- Gas heaters cant have continuous pilot lights
- Covers required if heated

16. Sprinklers -

- Required in Townhouses NOW
- Required in Single Family Homes 2011
- Installation per NFPA 13D
- Not required on alterations or additions unless dwelling is already sprinkled

As always RIS highly recommends that anyone working in the trades have a current code book applicable to their line of work. We will also gladly answer any questions you may have over the phone.