

INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

2012 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Jeremy A. Peterson

Senate Sponsor: Curtis S. Bramble

LONG TITLE

General Description:

This bill modifies a provision of the adopted International Residential Code.

Highlighted Provisions:

This bill:

- ▶ adds a provision to the adopted International Residential Code stating that a physical change to a structure with a nonconforming legal rental housing use for an egress bedroom window is not necessary under certain circumstances.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

15A-3-202, as enacted by Laws of Utah 2011, Chapter 14

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **15A-3-202** is amended to read:

15A-3-202. Amendments to Chapters 1 through 5 of IRC.

(1) In IRC, Section R102, a new Section R102.7.2 is added as follows:

"R102.7.2 Physical change for bedroom window egress in legal nonconforming rental housing use. A structure classified as a legal nonconforming rental housing use, whose egress bedroom window is smaller than required by this code, is not required to undergo a physical

30 change to conform to this code if the change would compromise the structural integrity of the
31 building or could not be completed in accordance with other applicable requirements of this
32 code, including setback and window well requirements."

33 [~~1~~] (2) In IRC, Section 109:

34 (a) A new IRC, Section 109.1.5, is added as follows: "R109.1.5 Weather-resistant
35 exterior wall envelope inspections. An inspection shall be made of the weather-resistant
36 exterior wall envelope as required by Section R703.1 and flashings as required by Section
37 R703.8 to prevent water from entering the weather-resistive barrier."

38 (b) The remaining sections are renumbered as follows: R109.1.6 Other inspections;
39 R109.1.6.1 Fire- and smoke-resistance-rated construction inspection; R109.1.6.2 Reinforced
40 masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection;
41 and R109.1.7 Final inspection.

42 [~~2~~] (3) IRC, Section R114.1, is deleted and replaced with the following: "R114.1
43 Notice to owner. Upon notice from the building official that work on any building or structure
44 is being prosecuted contrary to the provisions of this code or other pertinent laws or ordinances
45 or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop
46 work order shall be in writing and shall be given to the owner of the property involved, or to
47 the owner's agent or to the person doing the work; and shall state the conditions under which
48 work will be permitted to resume."

49 [~~3~~] (4) In IRC, Section R202, the following definition is added: "CERTIFIED
50 BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown competence to
51 test Backflow prevention assemblies to the satisfaction of the authority having jurisdiction
52 under Utah Code, Subsection 19-4-104(4)."

53 [~~4~~] (5) In IRC, Section R202, the definition of "Cross Connection" is deleted and
54 replaced with the following: "CROSS CONNECTION. Any physical connection or potential
55 connection or arrangement between two otherwise separate piping systems, one of which
56 contains potable water and the other either water of unknown or questionable safety or steam,
57 gas, or chemical, whereby there exists the possibility for flow from one system to the other,

58 with the direction of flow depending on the pressure differential between the two systems (see
 59 "Backflow, Water Distribution")."

60 [~~(5)~~] (6) In IRC, Section R202, the definition of "Potable Water" is deleted and
 61 replaced with the following: "POTABLE WATER. Water free from impurities present in
 62 amounts sufficient to cause disease or harmful physiological effects and conforming to the
 63 Utah Code, Title 19, Chapters 4, Safe Drinking Water Act, and 5, Water Quality Act, and the
 64 regulations of the public health authority having jurisdiction."

65 [~~(6)~~] (7) IRC, Figure R301.2(5), is deleted and replaced with Table R301.2(5a) and
 66 Table R301.2(5b) as follows:

67 "TABLE NO. R301.2(5a)

68 STATE OF UTAH - REGIONAL SNOW LOAD FACTORS

69	COUNTY	P _o	S	A _o
70	Beaver	43	63	6.2
71	Box Elder	43	63	5.2
72	Cache	50	63	4.5
73	Carbon	43	63	5.2
74	Daggett	43	63	6.5
75	Davis	43	63	4.5
76	Duchesne	43	63	6.5
77	Emery	43	63	6.0
78	Garfield	43	63	6.0
79	Grand	36	63	6.5
80	Iron	43	63	5.8
81	Juab	43	63	5.2
82	Kane	36	63	5.7
83	Millard	43	63	5.3

84	Morgan	57	63	4.5
85	Piute	43	63	6.2
86	Rich	57	63	4.1
87	Salt Lake	43	63	4.5
88	San Juan	43	63	6.5
89	Sanpete	43	63	5.2
90	Sevier	43	63	6.0
91	Summit	86	63	5.0
92	Tooele	43	63	4.5
93	Uintah	43	63	7.0
94	Utah	43	63	4.5
95	Wasatch	86	63	5.0
96	Washington	29	63	6.0
97	Wayne	36	63	6.5
98	Weber	43	63	4.5

TABLE NO. R301.2(5b)

RECOMMENDED SNOW LOADS FOR SELECTED UTAH CITIES AND TOWNS(2)

			Roof Snow Load (PSF)	Ground Snow Load (PSF)
101				
102	Beaver County			
103	Beaver	5,920 ft.	43	62
104	Box Elder County			
105	Brigham City	4,300 ft.	30	43
106	Tremonton	4,290 ft.	30	43
107	Cache County			

108	Logan	4,530 ft.	35	50
109	Smithfield	4,595 ft.	35	50
110	Carbon County			
111	Price	5,550 ft.	30	43
112	Daggett County			
113	Manila	5,377 ft.	30	43
114	Davis County			
115	Bountiful	4,300 ft.	30	43
116	Farmington	4,270 ft.	30	43
117	Layton	4,400 ft.	30	43
118	Fruit Heights	4,500 ft.	40	57
119	Duchesne County			
120	Duchesne	5,510 ft.	30	43
121	Roosevelt	5,104 ft.	30	43
122	Emery County			
123	Castle Dale	5,660 ft.	30	43
124	Green River	4,070 ft.	25	36
125	Garfield County			
126	Panguitch	6,600 ft.	30	43
127	Grand County			
128	Moab	3,965 ft.	25	36
129	Iron County			
130	Cedar City	5,831 ft.	30	43
131	Juab County			
132	Nephi	5,130 ft.	30	43
133	Kane County			

134	Kanab	5,000 ft.	25	36
135	Millard County			
136	Fillmore	5,000 ft.	30	43
137	Delta	4,623 ft.	30	43
138	Morgan County			
139	Morgan	5,064 ft.	40	57
140	Piute County			
141	Piute	5,996 ft.	30	43
142	Rich County			
143	Woodruff	6,315 ft.	40	57
144	Salt Lake County			
145	Murray	4,325 ft.	30	43
146	Salt Lake City	4,300 ft.	30	43
147	Sandy	4,500 ft.	30	43
148	West Jordan	4,375 ft.	30	43
149	West Valley	4,250 ft.	30	43
150	San Juan County			
151	Blanding	6,200 ft.	30	43
152	Monticello	6,820 ft.	35	50
153	Sanpete County			
154	Fairview	6,750 ft.	35	50
155	Mt. Pleasant	5,900 ft.	30	43
156	Manti	5,740 ft.	30	43
157	Ephraim	5,540 ft.	30	43
158	Gunnison	5,145 ft.	30	43
159	Sevier County			

160	Salina	5,130 ft.	30	43
161	Richfield	5,270 ft.	30	43
162	Summit County			
163	Coalville	5,600 ft.	60	86
164	Kamas	6,500 ft.	70	100
165	Park City	6,800 ft.	100	142
166	Park City	8,400 ft.	162	231
167	Summit Park	7,200 ft.	90	128
168	Tooele County			
169	Tooele	5,100 ft.	30	43
170	Uintah County			
171	Vernal	5,280 ft.	30	43
172	Utah County			
173	American Fork	4,500 ft.	30	43
174	Orem	4,650 ft.	30	43
175	Pleasant Grove	5,000 ft.	30	43
176	Provo	5,000 ft.	30	43
177	Spanish Fork	4,720 ft.	30	43
178	Wasatch County			
179	Heber	5,630 ft.	60	86
180	Washington County			
181	Central	5,209 ft.	25	36
182	Dameron	4,550 ft.	25	36
183	Leeds	3,460 ft.	20	29
184	Rockville	3,700 ft.	25	36
185	Santa Clara	2,850 ft.	15 (1)	21

186	St. George	2,750 ft.	15 (1)	21
187	Wayne County			
188	Loa	7,080 ft.	30	43
189	Hanksville	4,308 ft.	25	36
190	Weber County			
191	North Ogden	4,500 ft.	40	57
192	Ogden	4,350 ft.	30	43

193 NOTES

194 (1) The IRC requires a minimum live load - See R301.6.

195 (2) This table is informational only in that actual site elevations may vary. Table is only valid if site elevation is within 100 feet of the listed elevation."

196 [~~(7)~~] (8) IRC, Section R301.6, is deleted and replaced with the following: "R301.6
 197 Utah Snow Loads. The ground snow load, P_g , to be used in the determination of design snow
 198 loads for buildings and other structures shall be determined by using the following formula: P_g
 199 = $(P_o^2 + S^2(A-A_o)^2)^{0.5}$ for A greater than A_o , and $P_g = P_o$ for A less than or equal to A_o .

200 WHERE:

201 P_g = Ground snow load at a given elevation (psf);

202 P_o = Base ground snow load (psf) from Table No. R301.2(5a);

203 S = Change in ground snow load with elevation (psf/100 ft.) From Table No. R301.2(5a);

204 A = Elevation above sea level at the site (ft./1,000);

205 A_o = Base ground snow elevation from Table R301.2(5a) (ft./1,000).

206 The building official may round the roof snow load to the nearest 5 psf. The ground snow
 207 load, P_g , may be adjusted by the building official when a licensed engineer or architect submits
 208 data substantiating the adjustments. A record of such action together with the substantiating
 209 data shall be provided to the division for a permanent record.

210 The building official may also directly adopt roof snow loads in accordance with Table
 211 R301.2(5b), provided the site is no more than 100 ft. higher than the listed elevation.

212 Where the minimum roof live load in accordance with Table R301.6 is greater than the design
213 roof snow load, such roof live load shall be used for design, however, it shall not be reduced to
214 a load lower than the design roof snow load. Drifting need not be considered for roof snow
215 loads less than 20 psf."

216 [~~(8)~~] (9) In IRC, Section R302.2, the words "Exception: A" are deleted and replaced
217 with the following: "Exceptions: 1. A common 2-hour fire-resistance-rated wall is permitted
218 for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents
219 in the cavity of the common wall. Electrical installation shall be installed in accordance with
220 Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with
221 Section R302.4.

222 2. In buildings equipped with an automatic residential fire sprinkler system, a".

223 [~~(9)~~] (10) In IRC, Section R302.2.4, a new exception 6 is added as follows: "6.
224 Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section
225 R302.2."

226 [~~(10)~~] (11) IRC, Sections R311.7.4 through R311.7.4.3, are deleted and replaced with
227 the following: "R311.7.4 Stair treads and risers. R311.7.4.1 Riser height. The maximum riser
228 height shall be 8 inches (203 mm). The riser shall be measured vertically between leading
229 edges of the adjacent treads. The greatest riser height within any flight of stairs shall not
230 exceed the smallest by more than 3/8 inch (9.5 mm).

231 R311.7.4.2 Tread depth. The minimum tread depth shall be 9 inches (228 mm). The tread
232 depth shall be measured horizontally between the vertical planes of the foremost projection of
233 adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within
234 any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder
235 treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point
236 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a
237 minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the
238 greatest winder tread depth at the 12-inch (305 mm) walk line shall not exceed the smallest by
239 more than 3/8 inch (9.5 mm).

240 R311.7.4.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater
241 than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4
242 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection
243 shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two
244 stories, including the nosing at the level of floors and landings. Beveling of nosing shall not
245 exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading
246 edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open
247 risers are permitted, provided that the opening between treads does not permit the passage of a
248 4-inch diameter (102 mm) sphere.

249 Exceptions.

- 250 1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
- 251 2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches
252 (762 mm) or less."

253 [~~(H)~~] (12) In IRC, Section R312.2, the words "adjacent fixed seating" are deleted.

254 [~~(I2)~~] (13) IRC, Section R313, is deleted.

255 [~~(I3)~~] (14) IRC, Section R315.1, is deleted and replaced with the following: "R315.1
256 Carbon monoxide alarms. For new construction, a listed carbon monoxide alarm shall be
257 installed on each habitable level of dwelling units within which fuel-fired appliances are
258 installed and in dwelling units that have attached garages."

259 [~~(I4)~~] (15) IRC, Section R315.3, is deleted and replaced with the following: "R315.3
260 Alarm requirements. Listed single- and multiple-station carbon monoxide alarms shall comply
261 with UL 2034 and shall be installed in accordance with the provision of this code and NFPA
262 720."

263 [~~(I5)~~] (16) In IRC, Section R403.1.6, a new Exception 4 is added as follows: "4.
264 When anchor bolt spacing does not exceed 32 inches (813 mm) apart, anchor bolts may be
265 placed with a minimum of two bolts per plate section located not less than 4 inches (102 mm)
266 from each end of each plate section at interior bearing walls, interior braced wall lines, and at
267 all exterior walls."

268 [~~(16)~~] (17) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2
269 and Item 3 as follows: "Exception: When anchor bolt spacing does not exceed 32 inches (816
270 mm) apart, anchor bolts may be placed with a minimum of two bolts per plate section located
271 not less than 4 inches (102 mm) from each end of each plate section at interior bearing walls,
272 interior braced wall lines, and at all exterior walls."

273 [~~(17)~~] (18) In IRC, Section R404.1, a new exception is added as follows: "Exception:
274 As an alternative to complying with Sections R404.1 through R404.1.5.3, concrete and
275 masonry foundation walls may be designed in accordance with IBC Sections 1807.1.5 and
276 1807.1.6 as amended in Section 1807.1.6.4 and Table 1807.1.6.4 under these rules."