

International Residential Code



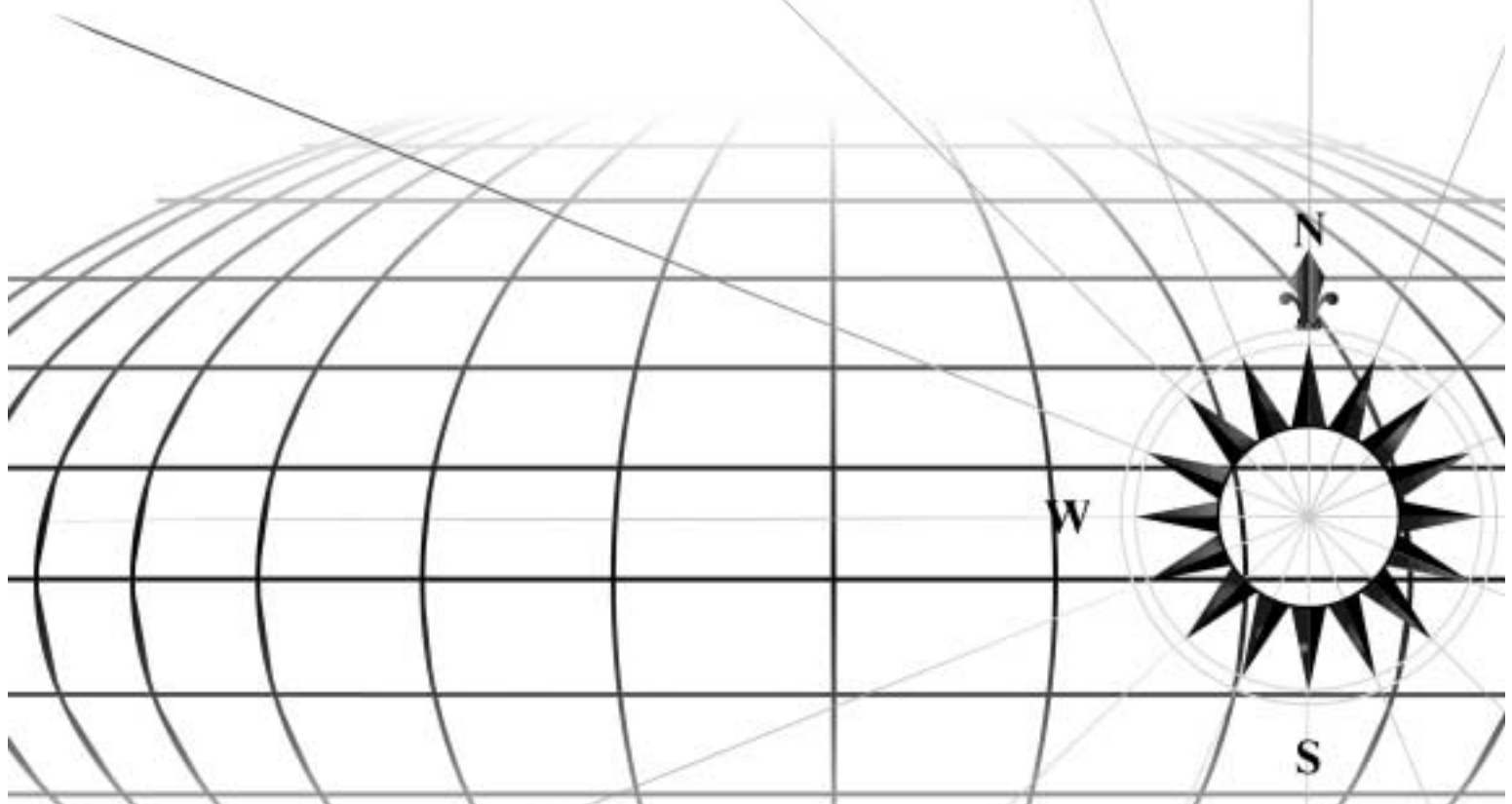
2000



International Residential Code[®]



for One- and Two-Family Dwellings



2000



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PREFACE

Introduction

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

This comprehensive, stand-alone residential construction code, which incorporates approved changes from the 1999 code development cycle, establishes minimum regulations for one- and two-family dwellings and townhouses using prescriptive provisions. Additionally, the *International Residential Code* is designed to be compatible with the BOCA National Codes published by Building Officials and Code Administrators International (BOCA), the Standard Codes published by the Southern Building Code Congress International (SBCCI), the Uniform Codes published by the International Conference of Building Officials (ICBO), and all the International Codes published by the International Code Council (ICC®).

The *International Residential Code* provides many benefits, among which is the model code development process that offers an international forum for construction professionals to discuss these 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

On April 22, 1996, the ICC Board of Directors established the ICC/NAHB Task Force, charged with the examination of performance options of the CABO *One and Two Family Dwelling Code*. The Board further stated that the “purpose is to identify the issues (including the process of code development after 1998) and develop an action plan to resolve the issues.”

Subsequently, the ICC/NAHB Task Force recommended to the ICC Board that the “ICC develop and maintain a stand-alone residential code that will cover the construction of detached one- and two-family dwellings and multiple single-family dwellings (i.e., townhouses) not more than three stories in height with separate means of egress. This code is to be called the *International Residential Code for One- and Two-Family Dwellings*.”

A code drafting committee was formed by the International Code Council. The intent of the code drafting committee was to develop a draft of a comprehensive residential code that is consistent with and inclusive of the scope and content of the existing model building codes and the *International One- and Two-Family Dwelling Code*.

The technical content of the 1998 *International One- and Two-Family Dwelling Code*, the other *International Codes* (including the *International Building Code/First Draft*) and the latest building codes promulgated by BOCA, ICBO and SBCCI was the nucleus for the development of this document. Other sources of relevant technical information were also considered. While there were a great many similarities among the codes, careful consideration was given to identified differences. The code drafting committee used certain principles as guidance in the resolution of technical differences. The principles were based on the intent 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.

Fuel gas provisions have been included in this edition through an agreement with the American Gas Association. The maintenance process for the fuel gas provisions of the *International Residential Code* will be undertaken by the International Fuel Gas Code Development Committee.

Electrical provisions have been included in this edition through an agreement with the National Fire Protection Association (NFPA). The maintenance process for the electrical provisions of future *International Residential Code* editions will be undertaken by NFPA.

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 adoption 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 enforcement 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.

For more information regarding the code development process, contact BOCA, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795; ICBO, 5360 Workman Mill Road, Whittier, California 90601-2298; or SBCCI, 900 Montclair Road, Birmingham, Alabama 35213-1206.

While the development procedure of the *International Residential Code* ensures the highest degree of care, BOCA, ICBO, SBCCI, their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions given herein, for any restrictions imposed on materials or processes, or for the completeness of the text. BOCA, ICBO and SBCCI do not have 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.

SAMPLE ORDINANCE FOR ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

ORDINANCE NO. _____

An ordinance of the [JURISDICTION] adopting the 2000 edition of the *International Residential Code*, regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses in the [JURISDICTION] ; providing for the issuance of permits and collection of fees therefor when used with money; 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 certain documents, three (3) copies of which are on file in the office of the [JURISDICTION'S KEEPER OF RECORDS] and the [JURISDICTION] , being marked and designated as *International Residential Code*, including Appendix Chapters (fill in the applicable Appendix Chapters. [See *International Residential Code* Section R102.5, 2000 edition]), as published by the International Code Council and is hereby adopted as the code of the [JURISDICTION] for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the [JURISDICTION] , and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such *International Residential Code*, 2000 edition, published by the International Code Council on file in the office of the [JURISDICTION] are hereby referred to, adopted and made a part hereof as if fully set out in 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 3. That Ordinance No. _____ of [JURISDICTION] entitled (*fill in here the complete title of the present 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 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 6. 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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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 multiple single-family dwellings (townhouses) not more than three stories 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 life or limb, health and public welfare.

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 that required 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 have the effect of waiving requirements specifically provided for in this code.

R104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection and alteration of buildings and