



2015 IRC, IBC, IFC Code Amendments

The following information is a list of bullet points to highlight the changes in the 2015 IRC, IBC, and IFC codes. **The 2015 codes go into effect on January 1, 2016.**

- **33.14 -109.5.1 and R108.4.1 Re-inspection Fees:** Language added to allow for a single-matching, re-inspect fees for all trades. Currently there are multiple amounts and all fees should be in the fees schedule, not the amendments.
- **Definitions added to Municipal code:**
33.20 -202 Definitions

Section 202 Definitions is hereby amended:

Add definition:

1. **Pier Foundation:** Pier Foundation is a grid system of girders (beams), piers, and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.
 2. **Townhouse:** A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
- **33.21 - R301.2 Wind Design Criteria:** This code change brings the wind provisions of the International Residential Code (IRC) in line with the 2015 International Building Code (IBC) and ASCE 7-10 standard, Minimum Design Loads for Buildings and Other Structures. **This is not a design change because in essence cladding loads are already converted.**
 - **33.24 – R302.2 Townhouses:** Townhouse separation language was amended to match the 2012 language for fire-resistance –rated wall assemblies. **This keeps in place the typical construction method for fire separation in town houses and matches a metro area method.**
 - **33.25 – R302.3 Two-Family Dwellings:** This language **matches the current 2012 separation methods** in place if a two-family dwelling is constructed as a town house. If a two-family dwelling does not meet the definition of a townhouse it will be built using the IBC.
 - **33.27 - R302.13 Fire Protection of Floors:** Fire Protection of Floors was removed to **match other jurisdictions and the current standard.**
 - **33.28 - R308.4.2 Glazing Adjacent to Doors:** Glazing Adjacent to Doors language was cleaned up to **match 2012 requirements and metro area language.**

- **33.32 - R313 Townhouse and One and Two Family Dwellings:** Townhouse and One- and Two-Family Dwellings Automatic Fire Sprinkler Systems

This language **matches the metro area for sprinkler systems in townhouses and one and two family dwellings**. Note that for townhouses it is a group of more than four and for one and two family the requirements start at 4000 square feet one story and 8000 square feet total with a 25% increase for two exits. This means 5000 Sq. Ft. and 10000 Sq. Ft. requirements if the building has two exits. This change would have affected no single family projects and 3 buildings in the last 2 years.

903.2.8: This language eliminates a provision allowing unsprinkled apartment buildings in International Building Code but allows for single R-3 fire area over other occupancies exception.

- **33.33 - R314/R315 Smoke alarms and CO Detections:** Smoke alarms and CO Detections This language was **cleaned up and matches the standards from the 2012 code**.
- **33.34 - R403 Footings:** This language was included **to define in the building code the local zoning code language** for Pier foundations.
- **33.36 Municipal Code Foundation Drainage:** This language was added to define foundation, sump and ground water drainage requirements.

2015 IFC

37.1 **Fire Code:** This language adopts the 2015 IFC including the Appendices and changes the wording in D107. The wording change addresses the Development requirement for two separate and approved fire apparatus access roads in any development with more than 100 units. This is a change from the written 2015 language from 30 to 100 units and also includes language for an automatic sprinkler system exception.