Significant Changes for Contractors

Adoption of 2015 International Building Codes

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2015 INTERNATIONAL BUILDING CODE (IBC)

Chapter 34: Existing Structures

The requirements for existing structures have been deleted from the 2015 IBC. All existing construction requirements are now in the 2015 International Existing Building Code (IEBC).

IBC 705.2 Projections (Building Eaves)

Section was modified to require an increase in the separation required between the edge of building projections and the fire separation distance (property line), and when projection is within five foot (5') of property line.

IBC 907.2.11.4 Smoke Alarms in Group R-1

Smoke alarms near bathrooms are to be a minimum of three feet (3') from the bathroom when the bathroom contains a bathtub or shower. Also, twenty feet (20') from cooking devices.

Chapter 10: Means of Egress

Sections have been relocated and revised in an effort to simplify.

IBC 1015.8 Window Openings

Window openings more than 72" above grade that are less than 36" above the floor must be protected with guards.

IBC 1107.6.2.1 Live/Work Units

The nonresidential portion of a live/work unit is required to be accessible.

IBC 1203.2 Attic Ventilation

New provision has been added for enclosed and unvented attics (IBC 1203.3).

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

IRC 302.1(1) Exterior Walls

Projections from buildings are not allowed when there is less than a two foot (2') fire separation distance

IRC 302.2 Townhouse Common Walls

Common walls separating townhouses must be rated for a minimum of two (2) hours when an automatic fire sprinkler system is not installed in the townhouse dwelling units.

IRC 314.3 Location of Smoke Alarms

Smoke alarms shall not be located less than three feet (3') horizontally form the door or opening of a bathroom that contains a bathtub or shower.

IRC 315 Carbon Monoxide Alarms

Carbon monoxide alarms shall be provided in dwelling units where the dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

Tables R802.4 & 802.5 Ceiling Joist and Rafter Tables

The allowable spans have changed.

IRC N1101.14 Permanent Energy Certificate

A permanent energy certificate is to be placed in an approved location inside the building.

IRC E3902.8-10 Ground Fault Circuit Interrupter Protection

Laundry areas require ground-fault circuit interrupter (GFCI) protection. Receptacles within 6 feet (6') of bathtubs and showers, and receptacles for dishwashers also require GFCI protection.

2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2012 IBC Chapter 34: Existing Structures

The requirements for existing structures have been deleted from the 2012 IBC. All existing construction requirements are now in the 2015 International Existing Building Code (IEBC).

Scope/Applicability

The 2015 IEBC applies to repair, alteration, addition, relocation, and the change of occupancy of existing buildings.

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

The 2015 IECC shall continue application as subsequently required by the State of Texas.

2015 INTERNATIONAL FIRE CODE (IFC)

There are no significant changes to the IFC that will increase the cost implication of meeting its requirements.

2015 INTERNATIONAL FUEL GAS CODE (IFGC)

IFGC 307.6 Condensate Pumps

Condensate pumps located in uninhabitable spaces, such as attics or crawl spaces, shall be connected to the appliance or equipment served such that when the pump fails, the appliance or equipment will be prevented from operating.

IFGC 310.1.1.3 Bonding Jumper Length

The length of the bonding jumper between the connection to a gas piping system and the connection to a grounding electrode system shall not exceed 75 feet and connectors shall meet the 2014 NEC requirements.

IFGC 502.7.1 Door Swing

Appliance and equipment vent terminals shall be located such that doors cannot swing within 12 inches horizontally of the vent terminal.

IFGC 623.2 Prohibited Location of Cooking Appliances

Cooking appliances designed, tested, listed and labeled for use in a commercial occupancy shall not be installed within dwelling units or within any area where domestic cooking occurs.

2015 INTERNATIONAL PLUMBING CODE (IPC)

IPC 403.3 Required Public Toilet Facilities – Exception

Structures and spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet do not require public toilet facilities

IPC 403.4.1 Directional Signage for Public Toilet Facilities

Directional signage indicated the route to the required public toilet facilities shall be posted in a lobby, corridor, aisle or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space.

IPC 501.3 Water Heater Drain Valves

Drain valves for emptying shall be installed at the bottom of each tank-type water heater and hot water storage tank. The drain valve inlet shall be not less than ¾ inch nominal iron pipe size and the outlet shall be provided with male garden hose threads.

IPC 504.7.2 Water Heater Pan Drain Termination

Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.

IPC 607.3 Thermal Expansion Control

Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve, or backflow preventer, a thermal expansion tank shall be connected to the water heater cold water supply pipe at a point that is downstream of all check valves, pressure reducing valves, or backflow preventers.

2015 INTERNATIONAL MECHANICAL CODE (IMC)

IMC 307.2.5 Drain Line Maintenance

Condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut.

IMC 502.20 Manicure and Pedicure Stations

Manicure and pedicure stations shall be provided with an exhaust system in accordance with Table 403.3.1.1, Note h.

IMC 508.1.2 Air Balance

Design plans for a facility with a commercial kitchen ventilation system shall include a schedule or diagram indicating the design outdoor air balance.

IMC 601.5 Return Air Openings

Return air openings for heating, ventilation and air-conditioning systems shall comply with ALL 7 provided stipulations.

IMC 1102.3 Access Port Protection

Refrigerant access ports shall be protected in accordance with Section 1101.10 whenever refrigerant is added to or recovered from refrigeration or air-conditioning systems.