Attachment A

2012 International Building Code Changes of Interest

- Backwater Valves – Will now be required to be installed in all new or replaced sewer lines.
- Identification of Fire and Smoke Separation Walls – Fire wall, fire barriers and other walls required to have protected openings/penetrations must be identified above ceiling where concealed space is created. Size and location of identifying markings are specified.
- Furniture Storage and Display in Groups F-1, M, and S-1 Occupancies – Automatic sprinkler systems are now required in occupancies where upholstered furniture or mattresses are manufactured, stored, or displayed regardless of size.
- Group E Fire Alarm Systems – An emergency voice / alarm communications system is now required in Group E occupancies with an occupant load of 30 or more.
- Carbon Monoxide Alarms – In new and existing buildings, carbon monoxide alarms are now required in Group R and I occupancies with fuel-burning appliances or attached garages.
- Exception 9 Manually Operated Horizontal Sliding Doors – Now permitted as a means of egress element in occupancies other than Group H, provided the occupant load is limited.
- Electromagnetically Locked Egress Doors – Electromagnetically locked egress doors may be used on panic hardware doors, as long as operation of hardware interrupts power to electromagnet.
- Stair Handrails in Group R-2 and R-3 – Within dwelling and sleeping units of Groups R-2 & R-3, handrails required on four or more risers.
- Curbs Used as Edge Protection at Ramps – Minimum required height of 4 inches for curbs used as edge protection at the side of ramps.
- Single Means of Egress from Group R-2 Units – Occupant load threshold at which second means of egress is required from R-2 has been increased from 11 to 21 in buildings in which an automatic sprinkler system is provided.
- Minimum Kitchen Floor Area – Required minimum of 50 SF has been deleted.

- Live Loads for Decks and Balconies – Decks and balconies now have the same live load as the occupancy they serve.

2012 International Residential Code Changes of Interest

- Backwater Valves – Will now be required to be installed in all new or replaced sewer lines.
- Braced wall panel design options next to garage doors – There are now three specified methods of constructing a narrow braced wall panel next to a large opening or portal such as a garage door opening. The minimum width of panel allowed with any of these methods is 16" and gets greater depending on the number of stories, ceiling height etc.
- Carbon monoxide alarms – Carbon monoxide alarms will now be required outside each sleeping area in the immediate vicinity of the bedroom in dwelling units with fuel-fired appliances installed and/or dwellings with attached garages.
- Fire protection of floors – Floor assemblies shall be provided with a ½ inch gypsum wall board membrane, or equivalent on the underside of the flooring framing member. This is required in unfinished basements or crawl spaces where fuel fired appliances are installed. This requirement is exempt as long as the floor framing members are dimension or structural composite lumber 2x10's or greater.
- Any balcony, deck, or porch accessible from the inside of the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch.
- Habitable Attic Defined – Attic spaces with a floor system installed that meet the minimum size requirements will now be required to have an emergency egress and may require a smoke detector.
- Design Required on Retaining Walls – Retaining walls supporting more than 48" of unbalanced fill without permanent lateral support at top and bottom may require engineered drawings.
- Flashing – Pan flashing will now be required on all window and door openings when not provided by the manufacturer.
- Above Ground Duct Systems – Return air plenums will no longer be allowed to be placed in the stud cavities of outside walls.
- Independent garage HVAC system – Furnaces and air-handling systems that supply air to living spaces shall not supply air to or return air from garage.
- Doors between garage and dwelling unit will now require self-closing devices.