



## 2012 International Codes – Overview of Changes

Goes into effect July 1, 2013

### Mechanical:

- Re-write of ventilation code
- Exhaust terminations – 3' to all doors and windows (changed in '09 code)
- Dryer ducts -
  - sealed & mechanically fastened – max 1/8" projection into duct
  - exhaust duct maximum length from 25 to 35 feet
  - supports at 12' instead of 4 feet

### Building:

- Lodging Houses with Five or Fewer Guest Rooms IRC 101.2?
- Accessory Dwelling Units – no fire separation required if owner occupied
- D2 seismic zone throughout County (except Neah Bay, Sekiu & Clallam Bay)
- Self-closing doors in garage (it's returned back in the code) R302.5
- Glazing at stairs & landings – tempered windows reqd < 36" AFF R 308.4.6
- Smoke Alarms – OK with wireless "connection" R 314.5
- Egress Window; measure from floor to bottom of clear opening R 310.1
- Window Fall Protection device meet ASTM standard (>72" above gr) R312.2
- Safety glazing w/in 60" of a tub, not just within the enclosure R 308.4.6
- Fire protect manufactured floor joists (over basement) – 1/2" GWB or 5/8" OSB
- Braced panels can start 10 feet from corner (was 8 feet) R 602.10.2.2.1
- Drip edge required on shingled roofs, along eaves and gables R905.2.8.5
- Appendix R adopted by State Building Code Council WAC 51-51-030
- Habitable Attic not a Story Table R301.5
- Three foot separation between home and garage (was six feet) Table R302.6

### Energy:

- "MASH" document – IECC with 2009 WSEC provisions
- R2, R3 up to 3 stories in height – see residential code
- R2, R3 over 3 stories in height – see commercial code
- Duct testing and notification required – sealing not
- 750sf addition exception deleted – allowed BO flexibility
- Air Leakage rated reduced from 5.9 to 5.0 ACH
- Duct Leakage rated reduced from 8cfm to 4cfm
- 75% of bulbs to be high efficacy lamps
- Additional credits needed – now 1.5 credits