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**DEPARTMENT OF LABOR, LICENSING AND REGULATION**

**BUILDING CODES COUNCIL**

CHAPTER 8

Statutory Authority: 1976 Code Sections 6-9-40 and 6-9-63(E)

Article 12. International Residential Code

**Synopsis:**

The South Carolina Building Codes Council will amend its regulations by adding Article 12, based upon the International Residential Code, 2012 Edition, in accordance with the statutory amendments to acts governing the Building Codes Council, including proposed modifications.

 The Notice of Drafting was published in the *State Register* on September 28, 2012.

A copy of the referenced code can be found at <http://publicecodes.citation.com/icod/IC-P-2012-000019.htm>

**Instructions:**

The following section of Chapter 8 is added as provided below. All other items and sections remain unchanged.

**Text:**

ARTICLE 12

INTERNATIONAL RESIDENTIAL CODE

2012 International Residential Code Modification Summary

(Statutory Authority: 1976 Code Section 6-9-40)

8-1200. International Residential Code.

NOTE-This article is based upon the International Residential Code, 2012 Edition, in accordance with the statutory amendments to acts governing the Building Codes Council, except for the modifications referenced below.

This code is identical to the 2012 Edition of the International Residential Code except for the following modifications:

8-1201. IRC Section R202 Definitions.

 Accepted Engineering Practice – The performance design of structures and/or structural elements that vary from prescriptive design methods of this code. Such design shall be made with accepted design standards by a South Carolina licensed Architect or Engineer as permitted by existing state law.

8-1202. IRC Figure R302.1 Exterior walls.

 Exception 6. a. The minimum fire separation distance for improvement constructed on a lot shown on: [ i ] a recorded bonded or final subdivision plat, or [ ii ] a sketch plan, site plan, plan of phased development or preliminary plat approved by the local governing authority which was recorded or approved prior to the implementation of IRC 2012 which shows or describes lesser setbacks than the fire separation distances provided in Table R302.1(1) shall be equal to the lesser setbacks, but in no event less than 3 feet.

 b. The minimum fire separation distance for improvements constructed on a lot where the local governing authority has prior to the implementation of IRC 2012: [ i ] accepted exactions or issued conditions, [ ii ] granted a special exception, [ iii ] entered into a development agreement, [ iv ] approved a variance, [ v ] approved a planned development district, or [ vi ] otherwise approved a specific development plan which contemplated or provided for setbacks less than the fire separation distances provided in Table R302.1(1) shall be equal to the lesser setback, but in no event less than 3 feet.

8-1203. IRC Section R302.2 Townhouses.

Exception: A common 2-hour fire resistance rated wall assembly tested in accordance with ASTM E119 or UL263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. This rating may be reduced to 1-hour when the townhouses on both sides of such wall are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior wall and tight against the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

8-1204. IRC Section R302.5.1 Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

8-1205. IRC Section R303.4 Mechanical ventilation.

 The Building Codes Council does not adopt IRC Section R303.4.

8-1206. IRC Figure R307.2 Minimum Fixture Clearances.



8-1207. IRC Section R311.7.5.1 Risers.

The maximum riser height shall be 7¾ inches (196 mm). The maximum riser height for masonry stairs shall be 8 inches (203 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

8-1208. IRC Section R312.1.1 Where required.

Guards shall be located along-open sided walking surfaces of all decks, porches, balconies, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below and at any point where a downward slope exceeds 3V:12H within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

8-1209. IRC Section R312.2 Window fall protection.

Where window fall protection is provided it shall be installed in accordance with Section R312.2.1.

Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

8‑1210. IRC Section R313.1 Townhouse Automatic Fire Sprinkler Systems.

 An automatic residential fire sprinkler system shall be installed in townhouses.

 Exceptions: 1. Townhouses constructed with a common 2‑hour fire‑resistance‑rated wall assembly or separated from each other by wall or floor assemblies having not less than a 1‑hour fire resistance rating tested in accordance with ASTM E119 or UL 263 provided such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall(s) shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations in the separation walls shall be installed in accordance with Chapters 34 through 43. Penetrations for electrical outlet boxes shall be in accordance with Section R302.4.

 2. An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

8‑1211. IRC Section R313.2. One and two‑family dwellings automatic fire sprinkler systems.

 The Building Codes Council does not adopt IRC Section R313.2.

8‑1212. IRC Section R317.1.1 Field treatment.

 Field‑cut ends, notches and drilled holes of preservative‑treated wood shall be treated in the field in accordance with AWPA M4 or in accordance with the preservative‑treated wood product manufacturer’s recommendations.

8‑1213. IRC Section R404.1.9.2 Masonry piers supporting floor girders.

 Masonry piers supporting wood girders sized in accordance with Tables R502.5(1) and R502.5(2) shall be permitted in accordance with this section. Piers supporting girders for interior bearing walls shall have a minimum nominal dimension of 8 inches (203 mm) for heights not exceeding 4 feet (1220 mm) and a minimum nominal dimension of 12 inches (305 mm) for heights not exceeding 10 feet (3048 mm) from top of footing to bottom of sill plate or girder. Piers supporting girders for exterior bearing walls shall have a minimum nominal dimension of 12 inches (305 mm) and a maximum height of 4 feet (1220 mm) from top of footing to bottom of sill plate or girder. Girders and sill plates shall be anchored to the pier or footing in accordance with Section R403.1.6 or Figure R404.1.5(1). Floor girder bearing shall be in accordance with Section R502.6.

8‑1214. IRC Section R502.11.4 Truss design drawings.

 Truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the building official at the time of inspection. Truss design drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include at a minimum the information specified below:

8‑1215. IRC Section R703.8 Flashing.

 R703.8 Flashing. Flashing shall be provided in accordance with this section and shall be installed at all of the following locations:

 1. Exterior window and door openings.

 2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

 3. Under and at the ends of masonry, wood or metal copings and sills.

 4. Continuously above all projecting wood trim.

 5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction.

 6. At wall and roof intersections.

 7. At built‑in gutters.

 R703.8.1 Flashing Materials. Approved flashing materials shall be corrosion‑resistant. Self adhered membranes used as flashing shall comply with AAMA 711. Pan flashing shall comply with Section R703.8.2. Installation of flashing materials shall be in accordance with Section R703.8.3.

 R703.8.2 Pan Flashing. Pan flashing installed at the sill of exterior window and door openings shall comply with this section. Pan flashing shall be corrosion‑resistant and shall be permitted to be pre‑manufactured, fabricated, formed or applied at the job site. Self‑adhered membranes complying with AAMA 711 shall be permitted to be used as pan flashing. Pan flashing shall be sealed or sloped in such a manner as to direct water to the surface of the exterior wall finish or to the water‑restive barrier for subsequent drainage.

 R703.8.3 Flashing Installation. Flashing installation shall be in accordance with this section and the flashing manufacturer’s installation instructions. Flashing shall be applied shingle fashion in a manner to prevent entry of water into the wall cavity or penetration of the water to the building structural framing components. Flashing shall extend to the surface of the exterior wall finish.

 R703.8.3.1 Flashing Installation at Exterior Windows and Doors. Flashing at exterior windows and doors shall be applied shingle fashion and shall extend to the surface of the exterior wall finish or to the water resistive‑barrier for drainage. Installation of flashing materials shall be in accordance with one or more of the following methods:

 1. The fenestration manufacturer’s installation and flashing instructions.

 2. The flashing manufacturer’s installation instructions.

 3. Flashing details or other methods approved by the building official.

 4. As detailed by a registered design professional.

8‑1216. IRC Chapter 11 Energy Efficiency.

 The Building Codes Council does not adopt IRC Chapter 11.

8‑1217. IRC Section M1411.5 Insulation of refrigerant piping.

 Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation have a thermal resistivity of at least R 2.5 hr. ft 2 F/Btu and having external surface permeance not exceeding 0.05 perm [2.87 ng/(s m2 Pa)] when tested in accordance with ASTM E 96.

8‑1218. IRC Section M1411.6 Locking access port caps.

 The Building Codes Council does not adopt IRC Section M1411.6.

8-1219. IRC Section M1502.3 Duct termination.

Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer’s installation instructions. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

8-1220. IRC Section M1502.4.4 Duct length.

The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet (10668 mm) from the dryer location to the wall or roof termination.

8-1221. IRC Section G2418.2 Design and Installation.

*Piping* shall be supported with pipe hooks, pipe straps, bands, brackets, hangers, or building structural components suitable for the size of *piping*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration.

8-1222. IRC Section P2503.6 Shower Liner Test.

Where shower floors and receptors are made water tight by the application of materials required by section P2709.2, the completed liner installation shall be tested. Shower liner shall be tested to the lesser of the depth of threshold or 2” and shall be operated at normal pressure for a test period of not less than 15 minutes, and there shall be no evidence of leakage.

8-1223. IRC Section P2904.1 General.

The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904 which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system. Any individual offering to contract for the design, installation, testing, and/or maintenance of a residential multipurpose fire sprinkler systems, as referred in section P2904, must be certified and licensed through the South Carolina Contractors Licensing Board.

8-1224. IRC Section E3901.12 HVAC outlet.

A 125-volt, single-phase, 15 or 20 ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment located in attics and crawl spaces. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means.

8-1225. IRC Section Appendix H Patio Covers.

 The Building Codes Council does adopt IRC Section Appendix H, but does not provide the Appendix below.

**Fiscal Impact Statement:**

 There will be no cost incurred by the State or any of its political subdivisions.

**Statement of Rationale:**

 The science and technology supporting the development of these regulations can be found in the corresponding code located at the website referenced in the synopsis.