VBCOA REGION VII

HANOVER, CAROLINE, KING GEORGE, WESTMORELAND, RICHMOND, ESSEX, KING & QUEEN, KING WILLIAM, NEW KENT, GLOUCESTER, MATHEWS, MIDDLESEX, LANCASTER, NORTHUMBLERLAND COUNTIES AND TOWN OF WEST PONIT
Permits (Change USBC):

Sheds are exempt from permitting *if*:

- They are detached from the house, **AND**
- Used as tool storage sheds, playhouse, etc, **AND**
- ≤ 200 sq. feet. (previously 150 sq. feet)
Note: this does not exempt every structure 200 sq. feet or less.

Structures must be:

- Detached structures used for storage (i.e. *not* porches, carports, etc)
Chapter 2: Definitions

Chapter 2: New definition (IRC)

**Habitable Attic**

- Finished or unfinished space
- Not considered a *story* for purposes of determining a 3 story structure
- Must comply with ALL of these:
  1. Occupiable floor area ≥ 70 sq ft
  2. Ceiling height of 7’ for at least 35 sqft.
  3. Space is enclosed by a roof assembly, knee walls (if applicable) and floor/ceiling below.
Chapter 2: New definition (IRC)

**Stair**
A change in elevation, consisting of one or more risers.

**Stairway**
One or more flights of stairs, either interior or exterior, with necessary landings and platforms connecting them to form a continuous and uninterrupted passage from one level to another within or attached to a building, deck or porch.
Chapter 2: New definition (IRC)

**Flight**

A continuous run of rectangular treads or winders from one landing to another.

1 stairway - 2 flights
1 stairway - 2 flights
1 stairway - 6 flights
Chapter 2: New definition (IRC)

**Nosing**

The leading edge of treads of stairs and of landings at the top of the stairway flights.
Chapter 2: New definition (IRC)

**Precast Concrete**
A structural concrete element cast elsewhere than its final position in the structure.
Chapter 101.2: (Change USBC)

This USBC code change reiterates the **scope** of the VRC for R-5 structures. It limits construction under the VRC to:

- Detached one- and two-family dwellings and townhouses, _AND_
  - Not more than 3 stories in height,
- _OR_ accessory structures to such dwellings or townhouses.
Section R301.3 Story Height
Wall Stud Height

• The wall height limits are still 10 feet.
• This section was reworded to allow for walls up to 12’ tall if the wall bracing for “wind” or “seismic” is increased by 10% for 11’ walls and by 20% for 12’ walls.
### Changes to Table R301.5

**Minimum Uniformly Distributed Live Loads**

<table>
<thead>
<tr>
<th>Category</th>
<th>Load (psf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attics without storage (i.e. hatch)</td>
<td>10</td>
</tr>
<tr>
<td>Attics with limited storage (i.e. pull down stair)</td>
<td>20</td>
</tr>
<tr>
<td>Habitable attics or attics served with fixed stair</td>
<td>30</td>
</tr>
<tr>
<td>Exterior balconies</td>
<td>40</td>
</tr>
<tr>
<td>(previously 60 psf)</td>
<td></td>
</tr>
</tbody>
</table>

**MODIFIED**

*Previously 60 psf*
R302.5 Garage Openings and Penetrations

Penetrations other than ducts shall be filled with approved materials to restrict passage of combustion products and the free passage of flame to other areas of the building through concealed spaces.
R302.6 and Table R302.6 Garage Separation

**TABLE R302.6**

**DWELLING/GARAGE SEPARATION**

<table>
<thead>
<tr>
<th>SEPARATION</th>
<th>MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the residence and attics</td>
<td>Not less than ½-inch gypsum board or equivalent applied to the garage side</td>
</tr>
<tr>
<td>From all habitable rooms above the garage</td>
<td>Not less than 5/8-inch Type X gypsum board or equivalent</td>
</tr>
<tr>
<td>Structure(s) supporting floor/ceiling assemblies used for separation required by this section</td>
<td>Not less than ½-inch gypsum board or equivalent</td>
</tr>
<tr>
<td>Garages located less than 3 feet from a dwelling unit on the same lot</td>
<td>Not less than ½-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area</td>
</tr>
</tbody>
</table>
"Habitable space"

Living  Eating  Cooking  Sleeping

Not "habitable space"

Laundry  Closets  Bathrooms  Hallways
Minimum ceiling height for habitable spaces: 7’
R305.1 Minimum Ceiling Height

Bathrooms shall have 6’-8” clearance measured from the “center of the front clearance area for fixtures”.
R305.1 Minimum Ceiling Height

A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6’-8” above a minimum of 30”x30” at the showerhead.
CHAPTER 3: Building Planning

R305.1 Minimum Ceiling Height

Hmmmm???
R310.1 Emergency Escape and Rescue Opening (EERO)

Every *habitable attic* shall have an EERO of at least 5.7 sq. feet.

R314.3 Smoke Alarms

Every *habitable attic* shall have a smoke detector hardwired into system.

Smoke detector(s) is not typically required for “attic”
R311.4 Vertical Egress

Every *habitable level* shall be accessed by a code compliant stairway (or ramp):

- Minimum 36” wide stairway
- 8¼” max. riser and 9” min. tread
- Min. 6’-8” headroom
- Handrail on at least one side
- Landing at the bottom
- Light
Every habitable level (i.e. habitable attics or habitable basements without an egress door) require a code compliant stairway.
CHAPTER 3: Building Planning

R311.2 Egress door

Egress door requirements:

- Every residence must have at least one “egress” door,
- Door must be side-hinged,
- **NET** clear door opening to be 32” from the stop to the face of the door when opened at a 90 degree angle, **AND**
- The height is 78” from the threshold to the stop.

Do not confuse: “Egress door” with “Exterior door”
Landings at exterior doors:

- Landings are required on both sides of all exterior doors.
- Width of the door and 36” measured in the direction of travel.
- Screen doors and storm doors may swing over the landing.
R311.3 Floors and Landings at Exterior Doors

Landings at exterior doors and adjacent to stairs:

- Landings are required at top and bottom of exterior stairs
- Width of the door and 36” measured in the direction of travel
- Closed risers
- Screen doors and storm doors may swing over the landing.

Min. 36”
R311.3 Floors and Landings

Stairs between garage and house
- Is an *interior* stairs:
  - Doesn’t need a landing at the top, unless door swings over the stair.
  - Except screen doors

Garages
CHAPTER 3: Building Planning

R311.3 Floors and Landings at Exterior Doors

36” wide landings are required on both sides of all exterior doors.

**Exception:** Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36” measured in the direction of travel.
R312.2 Guards on open-sided stairs

Where there is an open-sided stair:

• Min. 34” guardrail is required
• Pickets must pass 4 3/8” sphere test.
R312.1 Guards

How you measure the height above grade to determine if guards are required:

36” out and 30” to grade
Where fixed seating is used as part of a guardrail on a deck, the guardrail must be 36” tall measured from the seat elevation - not the decking.
R312.2 Guards

Note:
Where a guardrail is not required because the deck is ≤ 30” to grade, then the seat does not have to have a guardrail.
R313 Automatic Fire Sprinkler Systems

The state is not adopting this provision of the IRC, however there are going to be some incentives given for townhouses using Automatic Fire Sprinkler Systems.
R314.2 Smoke Detection Systems

Where a household fire warning system is installed using a combination of smoke detector and audible notification device:

- It shall become a permanent fixture of the house and owned by the homeowner.
- The system shall be monitored by an approved supervising station.
CHAPTER 3: Building Planning

R315.1 Carbon Monoxide Alarms

When required:
• New house has fuel-fired appliances,
• New house has an attached garage.

Where required:
• Located outside each sleeping area
• In the immediate vicinity of the bedrooms
R315 Carbon Monoxide Alarms

System requirements:

• Single station alarms may be hard-wired, plug-in, or battery type
• Complying with UL 2034
• Per manufacturer’s instructions
R317.1 Locations for Protection Against Decay

Protection from decay is now required for wood siding, sheathing, and wall framing less than 2” above a concrete slab exposed to weather, examples:

- Concrete patio slabs or steps,
- Porch slabs
R317.3 Fasteners and Connectors in Contact with Treated Wood

Fasteners and connectors in contact with
- Preservative treated wood, or
- Fire retardant treated wood
shall be in accordance with ASTM A-153
R317.3.1 Fasteners and connectors for Preservative Treated Wood

- **Fasteners** for preservative treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

- Coating types and weights for **connectors** (hangers) shall be in accordance with the manufacturer’s recommendations or in absence of recommendations a minimum ASTM A 653 type G185 zinc coated steel or equivalent shall be used.
R328 Gray Water and Rain Water Recycling Systems (USBC)

- Follow Appendix O for designing both systems
- Cannot mix the two systems.
R329 Fire Extinguishers (USBC)

Dwellings **NOT** equipped with a sprinkler system require a fire extinguisher:

- 2-A: 10-B: C rated or an approved equivalent
- Must be installed in the *kitchen area*
R329 Fire Extinguishers (USBC)

2-A: 10-B: C rated

“2-A” rated for common flammable produces: wood, paper, cloth, etc gallons

“10-B” rated for liquids, gasses & grease number of sqft it can cover

“C” electrical equipment
CHAPTER 4: Foundations
R403.1. Footings

Footings supporting all exterior walls shall be:

- Solid masonry
- Fully grouted masonry
- Concrete
- Crushed stone
  
  (missed by oversight in USBC)
- Wood
- Other approved structural system
R403.4 Footings for Precast Concrete Foundations

Foundation stone:
• meet ASTM C 33 for sizes $\frac{1}{16}$” to $\frac{1}{2}$”
• be tampered in maximum 8” lifts using a vibratory plate
**Table R403.1. Min width of concrete footings**  
*(condensed from table based on Chesterfield County)*

<table>
<thead>
<tr>
<th>Soil bearing pressure from table*</th>
<th>1500 psf for CL, ML, MH and CH</th>
<th>2000 psf for SW, SP, SM, SC, GM, and GC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Light frame construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 story wall</td>
<td>23”</td>
<td>17”</td>
</tr>
<tr>
<td>4” brick over light frame construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-story wall</td>
<td>21”</td>
<td>16”</td>
</tr>
<tr>
<td>3-story wall</td>
<td>32”</td>
<td>24”</td>
</tr>
</tbody>
</table>

* You might want your soil engineer to test and report bearing capacity – cannot assume based on past precedence.
R403.1.6 Foundation anchorage

• Bolts shall be at least \( \frac{1}{2} \) inch in diameter and shall extend a minimum of 7 inches into concrete or fully grouted cells of concrete masonry units.
CHAPTER 4: Foundations

Fully grouted cell of CMU
CHAPTER 4: Foundations
CHAPTER 4: Foundations

Not allowed in the mortar joint of CMU
R404.1.2 Concrete foundations walls:

New table for horizontal reinforcing of concrete foundation walls:

\( \leq 8' \) tall wall:
- #4 within 12” top
- #4 near mid height

>8’ tall wall:
- #4 within 12” top
- #4 at the 1/3 points.
R404.1.2 Concrete foundations walls:

• 7 new tables for vertical reinforcing of concrete foundation walls
CHAPTER 4: Foundations

Minimum concrete coverage for rebars:

• Minimum of 3” on all sides exposed to the earth.
Minimum concrete coverage for rebars:

- 1½” of coverage when cast in removable forms or exposed to the earth or weather
- 2” required on #6 bars or larger
R407 Steel Columns

- Must be restrained at bottom
- Shall not be less than 3” diameter Schedule 40 pipe, ASTM A53, Grade B (refer to Steel Handbook)

3” dia @ 8’ = 34 kips
R407 Steel Columns

... or equivalent

- 3.5” dia with .216 wall thickness *adjustable tube*
- ICC-ES report
- Screw adjustment buried in conc. slab

3.5” @ 8’ = 34 kips
R408.3.1 Termite Inspection (USBC)

Unvented crawl space requires:

- Clear view of the sill:
  - Min 1” to a max 2” gap between the bottom of the rim board / sill plate and the foundation wall
  - Except fiberglass insulation or similar material that is easily removable
CHAPTER 5: Floors
BREAKE
CHAPTER 6: Wall Construction
Table R602.3(1) – (3)
Fastener Schedule for Structural Members

• All new format

• Notable change: *all gypsum board (sheetrock) to be nailed or screwed at 7” o.c.* regardless of exterior or interior, braced wall or not-braced-wall application.
Table R602.3(5) Size, Height, and Spacing of Wood Studs

Two changes:

1. Clarifies *column headings* by acknowledging roof trusses as an option to rafters

2. Changes when a 2x4 stud wall has to be increased to a 2x6 wall
### Table R602.3(5) Size, Height, and Spacing of Wood Studs

Change column headings from “…supporting two floors, roof and ceiling” to “…supporting two floors, plus roof-ceiling assembly or a habitable attic assembly” (i.e. room truss)
Example:

Walkout basement plus two floors and a habitable attic

- With rafter assembly, the basement wall remains the same
  
  2x6 @ 16” o.c. stud wall

- With room trusses, the basement wall remains the same
  
  2x6 @ 16” o.c. stud wall

<table>
<thead>
<tr>
<th>Spacing of studs</th>
<th>2x4</th>
<th>2x6</th>
</tr>
</thead>
<tbody>
<tr>
<td>16c</td>
<td></td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>16</td>
</tr>
</tbody>
</table>
Example:

1st floor wall supporting the second floor and a habitable attic

- Rafters:
  No change to stud table
  2x4 @ 16” o.c.

- Room trusses
  2x4 @ 16” o.c. for trusses ≤ 32’ long

- Footnote c
  2x6 @ 16” o.c. for trusses >32’ long

<table>
<thead>
<tr>
<th>Spacing of studs</th>
<th>2x4</th>
<th>16” o.c.</th>
<th>2x6</th>
<th>24</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>2x4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2x6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Reason:

• Rafters:
Attic floor typically supported by a load-bearing wall down the center of the house – exterior walls carry $\frac{1}{4}$ load

• Trusses:
The 2\textsuperscript{nd} floor ceiling and the habitable attic floor loads are typically carried by 2-point bearing room trusses – exterior walls carry $\frac{1}{2}$ load
An intended consequence:

whether a basement is a “story above grade” or a “story below grade” becomes a moot point!
CHAPTER 6: Wall Construction

R602.6.1 Drilling and Notching of Top Plate

We have allowed the use of “teco” nails for some time. This is now spelled out in the 2009 IRC Code Update.

The change here is that the strap must extend a min. of 6” past the opening (notch) on both sides.
## R602.10 “Classic” Wall Bracing

<table>
<thead>
<tr>
<th>2009 IRC Changes</th>
<th>2006 IRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reformatted</td>
<td></td>
</tr>
<tr>
<td>New diagrams, tables</td>
<td></td>
</tr>
<tr>
<td>BWL spacing max. 60’</td>
<td>BWL spacing max. 50’</td>
</tr>
<tr>
<td>BWP must begin within 10’ of BWL ends</td>
<td>BWP must begin within 12.5’ of BWL ends</td>
</tr>
<tr>
<td>BWP max 20’ measured edge to edge</td>
<td>BWP max. 25’ o.c.</td>
</tr>
</tbody>
</table>
R602.10 “Classic” Wall Bracing

<table>
<thead>
<tr>
<th>2009 IRC Changes</th>
<th>2006 IRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BWL ≤16’ requires min. (2) BWPs of any length or (1) BWP ≥ 48”</td>
<td>BWLs ≤ 25’ required a min. (1) BWP</td>
</tr>
<tr>
<td>BWL ≥ 16’ requires min. (2) BWPs</td>
<td>BWLs ≥ 25’ required a min. (2) BWP</td>
</tr>
<tr>
<td>Separate wind and seismic tables with required length in ft.</td>
<td>Combined wind and seismic table in %</td>
</tr>
<tr>
<td>Wind table starts at 85 mph</td>
<td>Wind and seismic table starts at ≤ 100 mph</td>
</tr>
</tbody>
</table>
## R602.10 “Classic” Wall Bracing

<table>
<thead>
<tr>
<th>2009 IRC Changes</th>
<th>2006 IRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjustment factors in table format</td>
<td>Adjustment factors buried throughout the text</td>
</tr>
<tr>
<td>Adjustment factor for # of BWLs (it will benefit you if you are efficient with your BWL selections)</td>
<td>No adjustment factor</td>
</tr>
<tr>
<td>All bracing methods in one table</td>
<td>Separate “intermittent” and “continuous” methods tables</td>
</tr>
</tbody>
</table>
### R602.10 “Classic” Wall Bracing

<table>
<thead>
<tr>
<th>2009 IRC Changes</th>
<th>2006 IRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>New bracing methods: PFH, PFG and CS-SFB</td>
<td>Mixing intermittent and continuous methods not allowed</td>
</tr>
<tr>
<td>Mixing intermittent and continuous methods allowed</td>
<td></td>
</tr>
<tr>
<td>Gyp BD: nails - screws @ 7” o.c.</td>
<td></td>
</tr>
<tr>
<td>New details for CS-PF</td>
<td></td>
</tr>
<tr>
<td>Can lower header</td>
<td></td>
</tr>
</tbody>
</table>
R602.10 “Classic” Wall Bracing

<table>
<thead>
<tr>
<th>2009 IRC Changes</th>
<th>2006 IRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bracing at rafters and trusses</td>
<td></td>
</tr>
</tbody>
</table>
R602.12 Simplified Wall Bracing

New simplified method:

1. Circumscribe a rectangle around the structure

2. Look up the amount of bracing required for each side in a table.

3. Be sure that you have the required amount of bracing on the sides of the structure.
## CHAPTER 6: Wall Construction

<table>
<thead>
<tr>
<th>Comparisons</th>
<th>Classic R602.10</th>
<th>Simplified Wall Bracing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td>Universal All wind regions</td>
<td>8 limiting prerequisites</td>
</tr>
<tr>
<td>Methodology</td>
<td>Braced wall lines</td>
<td>Circumscribed rectangle</td>
</tr>
<tr>
<td>Bracing required</td>
<td>Braced wall panels (BWPs)</td>
<td>Bracing units (BUs)</td>
</tr>
<tr>
<td>Length required</td>
<td>Feet</td>
<td># of bracing units</td>
</tr>
<tr>
<td>Methods</td>
<td>10 intermittent 4 continuous</td>
<td>Plywood, OSB, fiberboard (+ 4 narrow methods)</td>
</tr>
</tbody>
</table>
### CHAPTER 6: Wall Construction

#### Comparisons

<table>
<thead>
<tr>
<th>comparisons</th>
<th>Classic R602.10</th>
<th>Simplified Wall Bracing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of bracing panels</td>
<td>Exterior and interior</td>
<td>Exterior only</td>
</tr>
<tr>
<td>Length of bracing</td>
<td>48” (intermittent) or function of adjacent opening (continuous)</td>
<td>48” (non-cont.) or 36” (cont) for all walls up to 10’ tall</td>
</tr>
<tr>
<td>Distribution</td>
<td>12.5’ from corners and 25’ O.C.</td>
<td>12’ from corners and 20’ edge to edge</td>
</tr>
<tr>
<td>Corner details</td>
<td>Continuous: 800# hold-downs</td>
<td>No criteria</td>
</tr>
<tr>
<td>Stem walls</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
R603 Steel Wall Framing

There are provisions for Cold-formed Steel Wall Framing please refer to your code books and call us if you wish to review these provisions.
R612.2 Window Sills

Where an operable window is located more than 72” above the finished grade or surface below the lowest part of the clear opening of the window, the sill shall be 18” above finished floor.

Two exceptions were added:

3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.

4. Windows that are provided with opening limiting devices that comply with Section R612.4
R612.4 Window opening limiting devices

Window opening limiting devices shall be self acting and shall be positioned to prohibit passage of a 4” rigid sphere through the window opening, and installed per manufacturer instructions.
R612.4.2 Operation for emergency escape

Window opening limiting devices shall be designed with release mechanisms to allow for emergency escape through the window opening without the need for keys, tools or special knowledge.

Window limiting devices shall comply with all of the following:
R612.4.2 Operation for emergency escape cont.

1. Release of the device shall require no more than 15#’s of force

2. The release mechanism shall operate in all types of weather

3. Release mechanisms shall be clearly identified for proper use in emergencies.

4. The device shall not reduce the minimum net clear opening area of the window below what is required by R310.1.1.
CHAPTER 6: Wall Construction

There are provisions for Structural Insulated Panel Wall construction please refer to your code books and call us if you wish to review these provisions.
A water–resistive barrier is required behind masonry veneer even when a 1” air gap has been provided.

Anchored veneer now includes brick, concrete, masonry, and stone that is anchored to the structure with the code prescribed metal ties.

Lath attachments for adhered veneer must comply with Section R703.6.1 or the manufacturer’s requirements.
Anchored Veneer
CHAPTER 7: Wall Covering

Adhered Veneer
A reminder:
Masonry veneer shall not support any vertical load other than the dead load of the veneer above.

You cannot attach to or through the veneer ie.
- Decks
- Porches
- Roof loads
R703.7.4 Anchorage
Masonry veneer shall be anchored to the supporting wall with corrosion-resistant metal ties.

- A minimum 1 1/2” into mortar or grout
- Not less than 5/8” mortar or grout cover on the outside
R703.11.1.1 Vinyl siding

Soffit panels shall be individually fastened to a nailing strip, fascia, or sub-fascia component or as specified by the manufacturer’s instructions.
CHAPTER 8: Roof-Ceiling Construction
R804 Cold-formed Steel Roof Framing

There are provisions for Cold-formed Steel Roof Framing please refer to your code books and call us if you wish to review these provisions.
CHAPTER 8: Roof-Ceiling Construction

R807 Attic Access

➢ Attic access shall be provided if the attic area exceeds 30 square feet and has a height of 30” or greater.

➢ The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
CHAPTER 8: Roof-Ceiling Construction

R807.1 Attic Access

- The opening shall not be less than 22”x30” and shall be located in a hallway or other readily accessible location.

- When located in walls the opening shall be a minimum 22” wide by 30” high.

- When located in a ceiling the minimum unobstructed headroom in the attic space shall be 30” at some point above the access measured from the bottom of the ceiling framing members.
CHAPTER 8: Roof-Ceiling Construction

- If horizontal area ≥ 30 sq. ft., then attic access is required.
- Minimum 30 in. at any point above attic access is required.
- Measuring attic height and attic access headroom.
R905.2.8.3 Sidewall Flashing

New Step Flashing requirements:
- 4”x4” minimum dimension

- At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter.
R1001 and R1003 Masonry Fireplaces and Chimneys

- There is now a requirement for the inside surface of the smoke chamber to be parged smooth with refractory mortar conforming to ASTM C 199.

- Clay Flue liners shall be laid in medium-duty water insoluble refractory mortar conforming to ASTM C 199 with tight mortar joints left smooth on the inside.
N1102 Building Thermal Envelope

- The U-factor for fenestration has changed to .35 for windows and doors and .60 for skylights.
- Air leakage is .3 or lower
N1102 Building Thermal Envelope

Attic Access hatches and doors:

- Weatherstripped
- Insulated to a level equivalent to surrounding surfaces
- A wood frame or equivalent retainer shall be provided when loose fill insulation is used
- Can no longer use the opaque door exception for attic doors
CHAPTER 11: Energy Efficiency

Scuttle hole

Pull down
N1102.4 Air leakage

- Wood burning fireplaces shall have gasketed doors and outdoor combustion air
- Rim joist junctions must be sealed (not required if the house wrap runs to the sill plate)
N1103.07 Pools

- Pool heater shall have a readily accessible on-off switch
- LP or natural gas heaters shall not have a continuous burning pilot light
- Time switches that automatically turn heaters and pumps on and off according to a preset schedule are required
N1103.07 Pools

- Heated pools shall be equipped with a vapor retardant pool cover on or at the water surface.
- Pools heated to more than 90 degrees shall have a cover with a minimum insulation value of R-12.
TAKE A LOOK!
Whaddaya think???
TAKE A LOOK!

Where creativity meets the code
TAKE A LOOK!

What happened to your deck?

I don’t know!
All we was doing was sittin’ around the pool.
...and the next thing you knew we was on the ground!
Hey, what is that steel beam supporting?

Heck if I know
Are you expecting a lot of wind?

Why do you ask?
I found a great deal on some used doors!
Watch where you are walking!
I can’t wait until I have my big screen TV up here!
Nice view of the lake!
2009 IRC Code Update Training

TAKE A LOOK!
TAKE A LOOK!
2009 IRC Code Update Training

TAKE A LOOK!
2009 IRC Code Update Training

TAKE A LOOK!
For information and purchase of code books see the following:

ICC website:  www.iccsave.org
VBCOA website:  www.vbcoa.org

Note: There will be a 2009 IRC code book published by ICC (and available for purchase through them) that will integrate all of the VCC changes.