

Exhibit G: Significant Changes within the 2009 Construction Codes**• State Mandated Changes:**

- “Bed & Breakfast” establishments are now permitted in an Occupancy Group R3 (Single Family) when the occupant load is 10 or less (IBC 310.1).
- Carbon monoxide detectors are required within new and existing Residential Occupancy Groups (IRC & IBC). EXCEPTION: Owner-occupied Group R-3 residences legally occupied prior to July 1, 2010.
- The previous exemption for special inspections related to Residential (R3) Occupancies has been removed (IBC 1704.1).
- Decks require two hold-down devices (1500 pound rated) to attach deck to the building structure.
- Where a permanent bench is installed adjacent to the edge of a deck requiring a guard rail, the guardrail height is measured from the bench rather than the deck. (IRC and IBC)
- The previous exception that allowed residences with forced air duct systems to forgo the installation of fresh air inlets has been removed (IMC 403.8.6.1).
- The replacement of space-conditioning equipment requires additional duct sealing/test (WSEC 101.3.2.6).
- Water heaters require a 30” x 30” working space at controls and piping or ductwork from unrelated equipment cannot block removal of the water heater (IMC).
- Noise ratings of residential fan installations cannot exceed a 1.0 Son rating (WSEC 403.8.6.5)
- The maximum length of clothes dryer ducts has increased to 35-feet and the deduction is based on equivalent length duct length of the type of fitting and turn radius (IMC).
- Where an appliance is placed in the attic or crawl space, the attic access or crawl space access door is required to be large enough to remove the entire appliance. (IMC, IRC)
- Booster fans on clothes dryer ducts may be installed when part of engineered system (WSEC 504.6.4.1).
- Motorized dampers are now required for outdoor air ducts in HVAC systems (IMC 403.8.5.2)
- Residential energy code requirements are more conservative with regard to ceiling insulation, window heat loss values, duct testing and air leakage testing. (WCEC)
- Posting of a certificate depicting the building’s energy performance data is required. The certificate is to be posted adjacent to the main electrical panel (WSEC 105.4).
- Half of luminaries within dwelling units must be high efficiency lamps (WSEC).
- Duct testing standards have been updated (WSEC).

- Waterless urinal installations require a water distribution line rough-in to the urinal that allows for the installation of a backflow device in the event of a retrofit. (UPC) 402.3.1.3.1 (State Amendment).
 - The plumbing code now has a new section on Rainwater Harvesting. (UPC)
 - Marking (signage) is required for fire walls, fire barriers, smoke barriers, smoke partitions, etc. (IBC 703.6)
 - Fire sprinklers are now required in Mercantile (Group M) Occupancies used for the display/sale of upholstered furniture. (IBC & IFC)
 - As an alternate to providing Areas of Refuge for the disabled, fire sprinkler protection may be provided (IBC 1007.3)
 - Two-way communication systems for Areas of Refuge have new specific requirements (IBC 1007.9).
 - The Fire Code has a new Existing Building Chapter (IFC Chapter 46).
 - Emergency radio responder coverage is required within all new buildings and within 18 months – all existing buildings (IFC 511)
 - Fire sprinklers are required within all existing I-2 (Hospital – Nursing Home) occupancies (IFC 903.6.2)
 - Outdoor refrigerant systems require locking access caps to prevent inhaling of refrigerant by children (IMC 1101.10)
 - Non-Single Family buildings must have tests for air leakage/air barriers, and require more efficient glazing (WSEC).
 - New requirements for Live/Work units. Allowed in single family & townhomes if they meet all of the requirements for IBC.
- **Optional Changes (not mandated by State)**
 - Appendix R and S of the International Residential Code which requires Fire Sprinklers to be installed in all one & two family dwellings, and townhomes may be adopted by local jurisdictions without having to get State Building Code Council approval.
- **Additional Resources**
 - <http://www.coloradochaptericc.org/codechanges1209.pdf> (2009 IBC, IRC, IFC code change highlights)
 - www.iccsafe.org/ (International Code Council – Publisher of the International Codes)
 - <http://www.sbcc.wa.gov/> (State Building Code Council – State Amendments & Interpretations)
 - <http://www.energy.wsu.edu/> (Energy Code Requirements for Building constructor to the IRC)
 - <http://www.neec.net/> (Energy Code Requirements for Buildings constructed to the IBC)
 - <http://www.iapmo.org/> (International Association of Plumbing & Mechanical Officials – Publisher of UPC)
 - <http://www.wabo.org/> (Washington Association of Building Official – Contacts & bookstore)