



Single-Family 2012 to 2018 Significant Changes

- Porta-johns now required to be out of the right-of-way, and a minimum of 10 feet from property lines – R306.5
- Guardrails with Structural glass panels shall be attached with a top rail or handrail or be of laminated glass with two or more glass plies – R308.4.4.1
- Emergency egress shall have a net clear opening of 5.7 square feet. Grade floor openings or below grade openings allowed to be 5.0 square feet – R310.2.1
- Handrails shall not project more than 4.5 inches on either side of a stairway – R311.7.8.2
- Alternating tread devices and ships ladders now added to the residential code – permitted for lofts, mezzanines and similar areas less than 200 square feet – R311.7.11 & R311.7.12
- Smoke Alarms – shall be installed not less than 3 feet horizontally from a bathroom door – R314.3
- Smoke Alarms – shall be installed away from cooking appliances – R314.3.1
 - Ionization – 20 feet horizontally
 - Ionization with alarm-silencing switch – 10 feet
 - Photoelectric – 6 feet
- Carbon Monoxide Alarms – no longer required to be installed with stand-alone HVAC and plumbing permits (exterior permits also exempt) -R315.2.2
- Carbon Monoxide Alarms in new construction or significant renovations – now required to be interconnected and must be hardwired – R315.5 & R315.6
- Deck/house ledger no longer permitted to carry concentrated loads without an engineer’s design (this was previously common with box framing around cantilevered portions of the building) – prohibited by IRC R507.9.1.1
- Minimum HERS Home Energy Rating Score for Energy Code Compliance changed from 85 to 80 – N1101.13.1
- Minimum U-factor for windows changed from .35 to .32 – N1102.1.2

- Blower Door Test to verify tightness of home required on new construction – N1102.4.1.2
- Bath exhausts now required to be exhausted directly to the outdoors – M1505.2
- Garages – 20 amp dedicated circuit required to serve garage receptacle outlets (the circuit is permitted to serve outdoor outlets) – E3703.5
- GFCI outlets now required in each vehicle bay of a garage (must be within 5.5 feet of the floor) – E3901.9
- GFCI outlets now required – Laundry area outlets, Dishwasher outlet, outlets within 6 feet of the outside edge of Bathtubs or Showers – E3902
- AFCI protection expanded – kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms, and similar rooms E3902.16
- 2018 Swimming Pool and Spa Code adopted with amendments – replaces barrier and other requirements formally in the IRC.

Single-Family 2012 Code Requirements still effective under 2018 Codes

- Garage house doors required to be self-closing – R302.5.1
- Whole house ventilation required where under 3 ACH – R303.4
- Window Sill Height – min. 24 inches where over 6 ft. above grade – R312.2
- Smoke detectors required inside bedrooms, directly outside of each bedroom area, and at least one on each floor level (inter-connected) – R314.3. For interior renovations - smoke detectors required in locations stated above (not just the area being renovated) exterior, HVAC, and plumbing permits exempt - IRC 314.2.2
- Carbon Monoxide alarms required outside of bedroom areas – R315.3
- Fire Protection required on underside of I-joists, Floor Trusses – R501.3
Options: 1/2" gyp, 5/8" wood, sprinklers, equivalent alternatives
*includes crawl spaces intended for storage
*80 square feet exempt from protection – must be fire-blocked
*2 x 10 or greater nominal lumber exempt
- Kick-out flashing required at base of roof sidewall terminations – R903.2.1
- Kitchen exhaust hoods over 400 CFM require makeup air – M1503.6
- GFCI receptacles – only dedicated garage door opener, sump pump, and fire alarm system exempt (in locations where GFCI required) – E3902
- Tamper-resistant receptacles required for all outlets less than 5.5 ft above floor – E4002.14