

2015 International Residential Code Errata

(Portions of text and tables not shown are unaffected by the errata)

Applicable to the 1st PRINTING (This Errata Posted: December 15, 2015)

Chapter 3 BUILDING PLANNING

FIGURE R301.2(5)

(map unchanged)

For SI: 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa., 1 mile = 1.61 km.

- a. In CS areas, site-specific Case Studies are required to establish ground snow loads. Extreme local variations in ground snow loads in these areas preclude mapping at this scale.
- b. Numbers in parentheses represent the upper elevation limits in feet for the ground snow load values presented below. Site-specific case studies are required to establish ground snow loads at elevations not covered.

FIGURE R301.2(5) GROUND SNOW LOADS. P_g , FOR THE UNITED STATES (lb/ft²)

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1st PRINTING (THIS ERRATA POSTED: June 10, 2015)

CHAPTER 3 BUILDING PLANNING

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

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1st PRINTING (POSTED: February 26, 2015)

CHAPTER 3 BUILDING PLANNING

~~R325.5~~ R322.5 Openness. Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 36 inches (914 mm) in height, columns and posts.

Exceptions:

(unchanged)

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1st PRINTING (POSTED: February 12, 2015)

CHAPTER 3 BUILDING PLANNING

DELETE SECTION 303.7.1 in its entirety:

~~**R303.7.1 Light activation.** Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the *dwelling* unit.~~

~~**Exception:** Lights that are continuously illuminated or automatically controlled.~~

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1st PRINTING (November 19, 2014)

CHAPTER 3

BUILDING PLANNING

R322.3.4 Walls below design flood elevation. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. – 5.

~~6. In Coastal A Zones, walls shall be provided with flood openings that meet the criteria of Section R322.2.2.~~

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1st PRINTING (October 30, 2014)

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*) elevated to a height above the highest adjacent *grade* of not less than the depth specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number.....

R322.3.4 Walls below design flood elevation. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a resistance of not less than 10 (479 Pa) and not more than 20 pounds per square foot (958 Pa) as determined using allowable stress design; or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the *construction documents* shall include documentation prepared and sealed by a registered *design professional* that:
 - 4.1. The walls and partitions below the design flood elevation have been designed to collapse from a water load less than that which would occur during the base flood.
 - 4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on structural and non structural building components. Water-loading values used shall be those associated with the design flood. Wind-loading values shall be those required by this code.
5. Walls intended to break away under flood loads as specified in Items 3 or 4 have flood openings that meet the criteria in Section R322.2.2(2).
6. In Coastal A Zones, walls shall be provided with flood openings that meet the criteria of Section R322.2.2.

R324.3 Photovoltaic systems. Photovoltaic systems shall be designed and installed in accordance with Sections R324.3.1 through R324.7.2.5 ~~R324.6.1~~ and NFPA 70. Inverters shall be *listed* and *labeled* in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

Sections R324.7 through R324.7.2.5 are deleted as follows:

~~R324.7 Access and pathways.~~ ~~Roof access, pathways and spacing requirements shall be provided in accordance with Sections R324.7.1 through R324.7.2.5.~~

Exceptions:

- ~~1. Detached garages and accessory structures to one and two family dwellings and townhouses, such as parking shade structures, carports, solar trellises and similar structures.~~
- ~~2. Roof access, pathways and spacing requirements need not be provided where an alternative ventilation method approved by the code official has been provided or where the code official has determined that vertical ventilation techniques will not be employed.~~

~~R324.7.1 Roof access points.~~ ~~Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows or doors, and located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires or signs.~~

~~R324.7.2 Solar photovoltaic systems.~~ ~~Solar photovoltaic systems shall comply with Sections R324.7.2.1 through R324.7.2.5.~~

~~R324.7.2.1 Size of solar photovoltaic array.~~ ~~Each photovoltaic array shall be limited to 150 feet by 150 feet (45 720 by 45~~

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~~720 mm). Multiple arrays shall be separated by a clear access pathway not less than 3 feet (914 mm) in width.~~

R324.7.2.2 Hip roof layouts. ~~Panels and modules installed on *dwellings* with hip roof layouts shall be located in a manner that provides a clear access pathway not less than 3 feet (914 mm) in width from the eave to the ridge on each roof slope where panels and modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof.~~

Exception: ~~These requirements shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.~~

R324.7.2.3 Single ridge roofs. ~~Panels and modules installed on *dwellings* with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) access pathways from the eave to the ridge on each roof slope where panels or modules are located.~~

Exception: ~~This requirement shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.~~

R324.7.2.4 Roofs with hips and valleys. ~~Panels and modules installed on *dwellings* with roof hips or valleys shall not be located less than 18 inches (457 mm) from a hip or valley where panels or modules are to be placed on both sides of a hip or valley. Where panels are to be located on one side only of a hip or valley that is of equal length, the 18-inch (457 mm) clearance does not apply.~~

Exception: ~~These requirements shall not apply to roofs with slopes of 2 units vertical in 12 units horizontal (16.6 percent) and less.~~

R324.7.2.5 Allowance for smoke ventilation operations. ~~Panels and modules installed on *dwellings* shall not be located less than 3 feet (914 mm) below the roof ridge to allow for fire department smoke ventilation operations.~~

Exception: ~~Where an alternative ventilation method approved by the code official has been provided or where the code official has determined that vertical ventilation techniques will not be employed, clearance from the roof ridge is not required.~~

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1st PRINTING (June 17, 2014)

CHAPTER 3 BUILDING PLANNING

R303.9 Required glazed openings. Required glazed openings shall open directly onto a street or public alley, or a *yard* or court located on the same *lot* as the building.

Exceptions:

1. Required glazed openings that face into a roofed porch where the porch abuts a street, *yard* or court and the longer side of the porch is not less than 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm).
2. Eave projections shall not be considered as obstructing the clear open space of a *yard* or court.
3. Required glazed openings that face into the area under a deck, balcony, bay or floor cantilever where a clear vertical space not less than 36 inches (914 mm) in height is provided.

R303.9.1 R303.8.4 Sunroom additions. Required.....

R303.10 R303.9 Required heating. Where.....

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*) elevated to a height of ~~not less than~~ above the highest adjacent *grade* as of not less than the depth.....

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including....shall:

1. Be used....

2. Be provided....

2.1. The total net area of non-engineered openings shall be not less than 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the *construction documents* shall include a statement by a registered *design professional* that the design of the openings will provide for equalization of hydrostatic flood forces on *exterior walls* by allowing for the automatic entry and exit of floodwaters as specified in Section ~~2.6.2.2~~ 2.7.2.2 of ASCE 24.

2.2 Openings shall.....

2.3. The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

R322.2.2.1 Installation of openings. The walls of

1. There shall be not less than two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings ~~on exterior walls.~~

R322.3.2 Elevation requirements.

1. Buildings and structures erected within coastal high hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest ~~portion of~~ horizontal.....

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R322.3.4 Walls below design flood elevation. Walls and partitions....

1. Electrical...

2. Are constructed....

3. Are designed ...

4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), as determined using allowable stress design, the construction documents.....

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1st PRINTING (July 14, 2014)

CHAPTER 3 BUILDING PLANNING

R325.5 Openness. Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 42 36 inches (1067 mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.
2. In buildings that are not more than two stories above *grade plane* and equipped throughout with an automatic sprinkler system in accordance with Section R313, NFPA 13R or NFPA 13D, a mezzanine ~~having two or more means of egress~~ shall not be required to be open to the room in which the mezzanine is located.