

**Residential Inspector's Guide**  
**Based on the 2006 International Residential Code**  
**Chapters 1-11**

Errata to the First, Second and Third Printings

Page 2, **II. ACCEPTED ENGINEERING PRACTICE**, #7 should read:

7. Wood foundations in SDC D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> seismic zones. **R401.1**

Page 10, **FOUNDATION INSPECTION**, Tips and Hints, middle of page, text should read:

**Ensure penetrations are sleeved and all water and drain lines are ~~copper or PVC~~ is protected.**

Page 16, **DAMPPROOFING WOOD FOUNDATIONS**, last bullet item should read:

- **Remaining Fill** – The remainder of the excavated area shall be backfilled with the same type of soil removed during excavation ~~exaction~~. **R406.3.4**

Page 18, **CONCRETE AND MASONRY FOUNDATION WALLS**, third bullet item should read:

- **Height Above Finished Grade** – Wall shall extend above finished grade 4 inches (102 mm) minimum for masonry veneer and 6 inches (152 mm) minimum for ~~all~~ others exterior finishes. **R404.1.6**

Page 21, third bullet item on page should read:

- **Drainage** - Final grade shall fall ~~be~~ 6 inches (152 mm) within the first 10 feet (3048 mm) and gravel or crushed stone used beneath horizontal insulation shall drain to daylight or approved storm sewer system. **R403.3.2**

Page 22, last bullet item on page should read:

- **Horizontal Opening** - Wells shall have 9 square feet (0.90 ~~84~~ m<sup>2</sup>) minimum horizontal area with 36 inches (914 mm) minimum horizontal projection and width. R310.2

Page 29, **II. LIGHT VENTILATION AND HEATING**, bullet items should read:

- **Adjoining rooms** – For light and ventilation 10 percent of the floor area of an interior room is required for opening, but no less than 25 square feet (2.32 m<sup>2</sup>) when at least one-half of a common wall is open and unobstructed. See exception for thermally isolated sunrooms R303.2

### **BATHROOMS**

- **Natural Light** - Natural light shall not be less than 3 square feet (~~.328~~ m<sup>2</sup>) – unless artificial light is provided. R303.3
- **Natural Ventilation** – ~~one and o~~One-half square foot openable glazing is required or provide minimum of 50 cubic feet per minute (cfm) (~~24 L/S~~ .02 m<sup>3</sup>/s) for intermittent ventilation or 20 cfm (~~10 L/S~~ .009 m<sup>3</sup>/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly outside. R303.3

Page 32, **TOILET BATH AND SHOWER SPACES, #9** should read:

9. 24 inches (~~610~~ 534 mm) in front of the shower opening.

Page 32, **REQUIRED GLAZED OPENINGS**, last bullet item on page, section reference should read:

- **Louvered or Jalousies** - Glass in louvered windows or jalousies shall not be less than <sup>3</sup>/<sub>16</sub>-inch (4.76 mm) thick or longer than 48 inches (1219 mm). Exposed edges shall be smooth. Wired Glass shall not be used in jalousies or louvered windows. R308.2.4

Page 47, **WOOD FLOOR FRAMING**, second, third and fourth bullet items should read:

- **Decks** - Decks shall be anchored to primary structure with a positive connection required or be self-supporting. R502.2.2
- **Sleeping Area Loads** - Joist spans for sleeping areas shall comply with Table R502.3.1(1) and if the live load will not exceed 30 psf (1436 Pa). R502.3.1

- **Other Loads** - Joist spans for other areas shall comply with Tables R502.3.1(2) and if the live load will not exceed 40 psf (1915 Pa). R502.3.1

Page 49, Top of page, #2. **Plate Guards** should read:

**Plate Guards** - Exterior or load-bearing walls with plates cut, drilled or notched more than 50 percent of the width of the ~~stud~~ plate shall have:

- a) Galvanized metal tie 16 gauge (1.37 mm) and 1½ inches (38 mm) wide, fastened across the plate at ~~to~~ each side of the opening, and
- b) Minimum of eight 16d nails on each side or equivalent. R602.6.1

Page 51, **WALL BRACING-EXTERIOR WALL**, first bullet item should read :

- **Methods** - Amount and location of braced wall lines shall comply with methods in Table R602.10.1 based on seismic design category zone and wind speed. R602.10.1

Page 71, **D. STONE AND MASONRY VENEER, GENERAL**, second bullet item should read:

- **Height** – In seismic design categories zones A and B maximum 3 stories wood, and 2 stories steel. R703.7

Page 87, Top of page, #5 should read:

5. Flashing shall extend a minimum of 8 inches (203 mm) from centerline with a ¾-inch (19.1 mm) splash diverter diameter. R905.4.6

Page 126, middle of the page, **Horizontal Lateral Support**, #2 should read:

2. **Metal reinforcement** - For interior nonload-bearing walls, 9 gauge or ¼ inch galvanized mesh, every 16 inches; for other walls, 9 gauge at 8 inch intervals and extending 30 inches in each direction. Other metal ties, joint reinforcement or anchors may be used if spaced to provide equivalent area. **R606.9.1.2**

Page 160, **System Controls, Ducts**, section reference should read:

Mechanical Ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not opening.

Ducts. .... N11032.2.1