



Building Department Newsletter

January 2014

Special points of interest:

- New 2012 Building Codes
- Residential Energy Code Seminar
- Fire Protection of Floors
- Self-closing Doors
- IRC and Wall Bracing
- 10 year Building Permit Valuations



**CITY OFFICES
WILL BE
CLOSED:
MONDAY,
JANUARY 20,
FOR MARTIN
LUTHUR
KING JR. DAY**

The New 2012 Building Codes

In the State of Washington, July 1, 2013 was the effective date for the 2012 editions of the construction codes. The Codes adopted by the State of Washington are: 2012 International Building Code, 2012 International Residential Building Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2012 International Existing Building Code, 2012 Uniform Plumbing Code, and the 2012 Washington State Energy Code. The adoption of these 2012 model codes by cities and counties is mandated by the State of Washington. The codes have also been amended by the State of Washington. The 2012 amendments to the model codes and the complete text of the 2012 Washington State Energy may be downloaded from the State building Code Council web site at www.sbcc.wa.gov.

Residential Energy Code Seminar January 29, 2014

The 2012 Washington State Energy Code (WSEC) is an amended version of the 2012 International Energy Conservation Code. The State of Washington has been on a course to achieve a mandated 70% increase in building energy efficiency over the 2006 WSEC by 2031. Incremental changes in the 2009 and 2012 WSEC have resulted in an almost 30% increase in building energy efficiency over the 2006 WSEC. The big changes of the 2012 WSEC provisions for one and two family dwellings are one prescriptive path, one climate zone, and a required 1/2 energy credit increase.

Mr. Gary Nordeen, Senior Building Science Specialist and manager of the WSU Energy Codes Program will be coming to Pullman to provide us with a 3-hour presentation on the content of the new energy code, paths of compliance, and the use of energy credits to achieve compliance. There will be 2 presentations in the large conference room at City Hall on **January 29, 2014**, from **9:00AM to 12:00 noon** and **5:30PM to 8:30 PM**. Space is limited; please contact **Protective Inspections at 338-3220** to register for either the morning or evening session.

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Fire Protection of Floors: IRC R501.3

Floor assemblies must be protected with a minimum of ½ inch gypsum or 5/8 inch wood structural panels attached to the underside of the floor framing members. Joist, floor truss, and steel joist floor systems are examples of floor assemblies requiring protection. This section does not apply to:

1. Floor assemblies located directly over a space protected by an approved automatic sprinkler system.
2. Floor assemblies located directly over a crawl space not intended to be used for storage or fuel fired appliances.
3. Portions of floor assemblies can be constructed of joists of dimensional or composite lumber equal to or greater than 2x10 nominal dimension.

Self-closing doors IRC R302.5.1

The requirement for a self-closing device on the door between the dwelling and the garage did not make the transition from the Uniform Building Code to the International Residential Code. This requirement is now back in Section R302.5.1 that states “openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inches in thickness, solid or honeycomb core steel doors not less than 1 3/8- inches thick, or 20-minute fire-rated doors, equipped with a self-

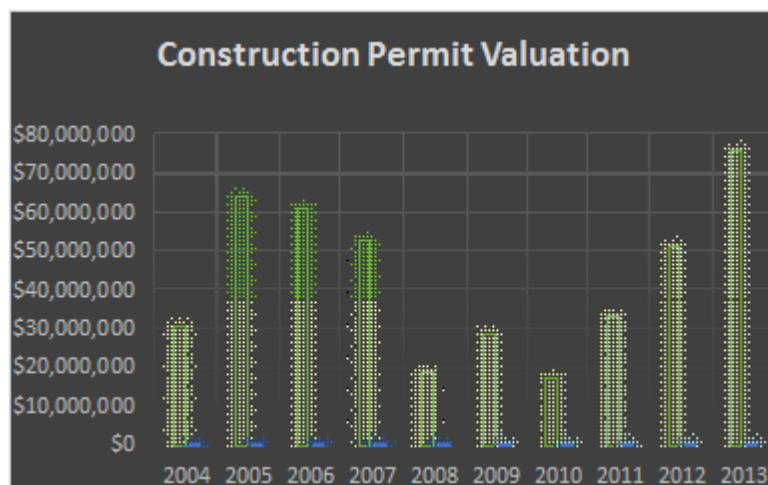
closing device”. The code does not specify the type of self-closing device. These devices may be spring-loaded hinges, automatic closers, or other approved device. If you have questions about a device please check with your inspector prior to installation.



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IRC and Wall Bracing

There have been changes in the prescriptive wall bracing provisions of the International Residential Code. The prescriptive provisions in IRC Sections R602.10 through R602.12 have been revised and the changes are too numerous to cover in an article. For prescriptive 2012 IRC plan submittals Sections R602.10 *Wall Bracing* and R602.12 *Simplified Wall Bracing* may be used in the design of the structure. Structures or a portion of a structure that does not meet the prescriptive IRC bracing requirements may be engineered.



2013 has been the highest building permit valuation year in Pullman's history. The accompanying chart shows values for the last 10 years.