**NC 2012 Residential Code Changes**

(Highlights on Building Code Council changes to the 2012 NC Residential Code that become effective **JANUARY 1, 2015**)

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| **Chapters 1 and 2: Administration and Definitions** | | | | | |
| **Code Section** | | **Section Title** | | **Change** | |
| R101.2.2 | | Accessory structures | | Added a new Section that requires detached masonry chimneys less than 10’ from other buildings and detached carports meet the provisions of the Residential Code. A new exception exempts portable lightweight aluminum or canvas type carports not exceeding 400 sq. ft. or 12’ mean roof height and tree houses supported solely by a tree. | |
| R202 | | Definitions | | New definition modifications;   * ACCESSORY BUILDING– Adds language to further define an accessory building as a building that is roofed over and more than 50% of its exterior walls are enclosed and gives examples in the definition. * ACCESSORY STRUCTURES- adds language to reflect changes to Section R101.2.2 (above) | |
| **Chapter 3: Building Planning** | | | | | |
| R301.2.1.2 | | | Protection of Openings  Exceptions | | Wood structural panels provided for wind borne debris protection no longer required to be predrilled and mounting hardware permanently attached to the building. The prescriptive methods for attaching wood structural panels returned to 2009 NC Residential Building Code Requirements (additional anchors with greater embedment depth & resistance no longer required) |
| R302.1.1 | | | Soffit protection | | Moved language from R703.11.2, created new section and amended language. ***Soffit assemblies*** closer than 10’ to the property line from the building face must have fire retardant, 23/32” wood sheathing or 5/8 gypsum underlayment material for vinyl or aluminum soffit material. No longer reads *One-and Two –Family Dwellings.* Eliminates the requirement that all soffits require this  protection if closer to 10’ from the property line |
| Table R302.1 | | | EXTERIOR WALLS | | Minimum fire separation distances have been changed from 5’ back to 3’ (<3’ requires 1-hour fire-resistance rated construction). Projections, Openings and Penetrations distances also changed. (Effective date June 1, 2013) |
| R302.5.1 | | | Opening protection | | Disappearing/pull-down stairway to in garages to uninhabited attic space with minimum ⅜-inch (nominal) fire retardant-treated structural panel is deemed to meet Table R302.6 Dwelling/Garage Separation of not less than ½-inch gypsum board or equivalent applied to garage side. |
| R308.4 | | | Hazardous locations | | * Changed #2 to require tempered glazing in an individual fixed or operable panel in the same plane as door rather than adjacent to door. * Deleted Exception #3 for #2 * Changed #8 to require tempered lazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in the direction of travel when the exposed surface of the glazing is less than 60 inches above the nose of the tread. * Exceptions for #8 Deleted. |
| R311.2 | | | Egress door | | Requires that all interior egress doors and only the required exterior egress door to be readily operable from the side which egress is made without the use of a key or special knowledge (allows all exterior egress doors except the required egress door to have double cylinder dead bolts). (Effective date January 1, 2012) |
| R310.1.1 | | Minimum opening area | | Removed redundant language in the Exception for minimum net clear opening of 5 square feet for glazing in grade floor openings. |
| R313.1 | | Townhouse Automatic Fire Sprinkler Systems | | Allows two 1-hour fire-resistance-rated wall assemblies that comply with Table R302.1 in lieu of a common 2-hour fire-resistance-rated wall assembly. |
| R314.3 | | Location | | Amended to also require smoke alarms in habitable attics (finished) but not uninhabitable (unfinished) attics, and uninhabitable (unfinished) attic stories (Effective date January 1, 2012) |
| R315.1 | | Carbon monoxide alarms | | Exceptions provided for exterior renovations, door and window replacement and deck and porch additions that do not require installation of CO alarms. |
| R315.3 | | Alarm requirements | | CO alarms that are battery powered, plug-in, or hard-wired are acceptable for use. |
| R322.2.1 | | Elevation requirements | | Removed the 1’ freeboard requirements |
| R322.3.2 | | Elevation requirements | | Removed the 1’ freeboard requirements |

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| **Chapter 4: Foundations** | | |
| **Code Section** | **Section Title** | **Change** |
| TABLE R403 | MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS | **TABLE R403.1**  **MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS**  **(inches)a**   |  |  |  |  |  | | --- | --- | --- | --- | --- | |  | ***LOAD BEARING VALUE OF SOIL (psf)*** | | | | |  | *1,500* | *2,000* | *3,000* | *4,000* | | ***Conventional Wood Frame Construction*** | | | | | | *1-story* | *12b* | *12b* | *12* | *12* | | *2-story* | *15b* | *12b* | *12* | *12* | | *3-story* | *23* | *17* | *12* | *12* | | ***4-Inch Brick Veneer Over Wood Frame or 8-Inch Hollow Concrete Masonry*** | | | | | | *1-story* | *12b* | *12b* | *12* | *12* | | *2-story* | *15b* | *15b* | *12* | *12* | | *3-story* | *32* | *24* | *16* | *12* | | ***8-Inch Solid or Fully Grouted Masonry*** | | | | | | *1-story* | *16* | *12b* | *12* | *12* | | *2-story* | *29* | *21* | *14* | *12* | | *3-story* | *42* | *32* | *21* | *16* |   For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.   1. Where minimum footing width is 12 inches, use a single with of solid or fully grouted 12-inch nominal concrete masonry units is permitted. 2. A minimum footing width of 12” is acceptable for monolithic slab foundations. |
| R403.1.4 | Minimum depth | Has been revised to read that footing bottom shall extend not less than 12 inches below finished grade (in addition to being below frost line depth). |
| R408.1.1 | Foundation Vent Sizing | Change re-establishes a provision found in the 2003  NCRC for reducing the require net area of ventilation  openings to 1/1500 of the underfloor area where the  ground is covered with a vapor retarder**.** |
| R408.2 | Ground vapor retarder | Section has be revised to begin with “When required by Section R408.1.1”. Eliminates conflict in language in Section R408.1.1 and R408.2. |

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| **Chapter 5: Floors** | | |
| **Code Section** | **Section Title** | **Change** |
| Tables:  R502.3.1(1) R502.3.1(2) R502.3.3(1) R502.3.3(2), R502.5(1)  R502.5(2) | * Floor Joist Spans * Cantilever Spans * Girder Spans and Header Spans | Span Tables have been revised based upon new design values for visually graded Southern Pine dimension lumber. Tables can be downloaded at this link: <http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/130910%20B3%20RCh5,%20RCh8%20Wood%20Tables%20SP1.pdf> |
| R506.2.3 | Vapor retarder | Added exception for vapor barrier requirement  for concrete slabs for attached garages where  floor space at parking level is unheated. |

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| **Chapter 6: Walls** | | |
| **Code Section** | **Section Title** | **Change** |
| R602.10 | Wall Bracing | Replaced the 2012 NC Residential Code Sections R602.10 through R602.12 with the amended  “R602.10 Code and Commentary 2012 NC Residential Code. Can be downloaded at this link: <http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/R602.10%20Code%20and%20Commentary%20for%202012%20NC%20Residential%20Code%20-%20final%2003-06-13.pdf> |

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| **Chapters 8: Roof-Ceiling Construction** | | |
| **Code Section** | **Section Title** | **Change** |
| Tables  R802.4(1), R802.4(2), R802.5.1(1)R802.5.1(2) R802.5.1(3) R802.5.1(4) R802.5.1(5) R802.5.1(6) R802.5.1(7) R802.5.1(8) | * Ceiling Joist Spans * Rafter Spans | Span Tables have been revised based upon new design values for visually graded Southern Pine dimension lumber.  Tables can be downloaded at this link: [http://www.ncdoi.com/OSFM/Engineering\_and\_Codes/Documents/2012\_NCBuildi](http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/130910%20B3%20RCh5,%20RCh8%20Wood%20Tables%20SP1.pdf) |

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| **Chapter 9: Roof Assemblies** | | |
| **Code Section** | **Section Title** | **Change** |
| R905.2.6.1 | Attachment | Added exception that asphalt strip shingles have a minimum of six fasteners per shingle when the roof is in one of 3 categories:     1. The basic wind speed is 110 miles per hour or greater and the eave is 20 feet (6096 mm) or higher above grade. 2. The basic wind speed is 120 miles per hour or greater. 3. Special mountain regions that meet exceptions 1 or 2 above. |

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| **Chapters 11: Energy Efficiency** |

Amend the 2012 NC Energy Conservation Code, Chapter 4 and 2012 NC Residential Code, Chapter 11 with the attached revisions. The current energy provisions require duct testing to be verified and identify one method of doing so. The proposed language provides an alternative testing method for leakage to the outside.

The amended “2012 NCECC, 2012 NCRC, Duct Leakage to the Outside” is published separately at the following link. <http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/2012_NCBuildingCode_amendments/2012%20NCECC,%202012%20NCRC,%20Duct%20Leakage%20to%20the%20Outside%20120910%20B3.pdf>

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| **Appendix** | | |
| **Code Section** | **Section Title** | **Change** |
| **AM104.1** | **All structures except brick veneer structures** | **APPENDIX M WOOD DECKS**  Self-drilling screw fastener are allowed for fastening deck band to the structure |