PROPOSED CHANGES AND COMMENTS TO 2006 IRC AS APPROVED BY THE HBA OF GREATER KANSAS CITY CODES REVIEW COMMITTEE.

1. **Section R202, General Definitions.**
Add the following definition: (page 10)

Braced Wall Line, Continuously-Sheathed. A braced wall line with structural sheathing applied to all sheathable surfaces including the areas above and below openings.

2. **Table R301.2 (1) (Page 24)**
Insert the following information in table:

Ground Snow Load	Wind Speed	Seismic Design	Weathering	Frost Depth	Termite	Winter Design	Ice Barrier	Air Freezing	Mean Annual Temp
20	90	A	Severe	36”	M-H	6°F	N/A	92.7	55°F

3. **Table R301.5 (Page 46)**
Note b. Add the following after the first sentence: Attics without storage are further defined as those attics with only a scuttle opening for access to the attic.

4. **Section R305**
R305.1 Minimum height. (Page 48)
Exceptions:
3. For rooms with sloped ceilings, at least 50 percent of the required floor area of the rooms must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than ~~4~~ 5 feet (1219 mm). **(Substitute 5’ for 4’)**

5. **Section R310 (Page 52)**
R310.1 Emergency Escape and rescue required. ~~Basements and~~ every sleeping room…. **(delete items w/ strikethrough)**

6. **Section R317.1 Two-family dwellings. (Page 58)**
Exceptions:
(1) Delete all references to NFPA 13.

7. **R319.3 Fasteners. (Page 61)**
Exceptions:
Add: 3. Borate treated lumber is not subject to this requirement.

8. **Section R404 Foundation and Retaining Walls**
R404.1 Concrete and masonry foundation walls. (Page 78) Retain first paragraph and delete all sections starting with second paragraph (starting with words: Foundation walls that meet……).

R404.1.1 Masonry foundation walls. (Page 79) DELETE

R404.1.2 Concrete foundation walls. (Page 79) DELETE

Table R404.1(1), R404.1(2), R404.1(3), and R404.1.1(5) (Pages78-80, Page 85) DELETE

9. **Section R404.1.7 Backfill placement. (Page 81)** Backfill shall not be placed against the wall until the wall has sufficient strength ~~and has been anchored to the floor above,~~ or has …….. **(delete items w/ strikethrough)**

10. **Section 404.5 Retaining walls. (Page 88)** Design does NOT need to be done by engineer. Either exclude this section regarding retaining walls or accept stem wall analysis.

11. **Section R405 Foundation Drainage**

R405.1 Concrete or masonry foundations. (Page 88-89) … The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipes shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of same material. **Replace the above sentence with the following:** Drain tiles or perforated pipe may be placed on footer and covered with at least 6 inches (152 mm) of washed gravel or crushed rock at least one sieve size larger that the tile joint opening or perforation.

12. The HBA Codes Review Committee would recommend a document similar to the Overland Park Residential Foundation Standard currently in use, with modifications based on the attached Residential Foundations Standards report and engineering review. The HBA would like to work with a group of local codes officials to develop a metro wide standard for foundations based upon the ACI-332 document in concert with previously developed local practices that will develop a reasonable, safe, and proven method for foundations. Until such a standard is established, we request that existing standards be maintained upon adoption of the 2006 IRC.

13. **Section R602 Wood Wall Framing**

R602.6.1 Drilling and notching of top plate. (Page 133/134) …..shall be fastened across and to the plate at each side of the opening with not less than eight ~~16d~~ nails at each side or equivalent. See Figure R602.6.1. **Replace strikethrough w/ 10d and correct Figure R602.6.1 to reflect the same.**

14. **R602.10.5 Continuous wood structural panel sheathing. (Pages 136 & 138)**
Delete entire section and replace with the following (RB 209):

R602.10.5 Continuously-sheathed braced wall line. When using Method 3 (wood structural panel) the following requirements shall be used.

R602.10.5.1 Continuously-sheathed braced wall line requirements. Continuously-sheathed braced wall line shall comply with all of the following requirements:

1. Structural sheathing shall be applied to all exterior sheathable surfaces of a braced wall line including areas above and below openings.
2. Only full-height braced wall panels shall be used for calculating braced wall amount in accordance with Table R602.10.1.
3. Different bracing methods shall not be permitted within a continuously-sheathed braced wall line.

R602.10.5.2 Braced wall panel length. In a continuously-sheathed wood structural panel braced wall line, the minimum wall panel length shall be permitted to be in accordance with Table R602.10.5.

R620.10.5.3 Braced wall panel location and corner construction. A braced wall panel shall be located at each end of a continuously-sheathed braced wall line. A minimum 24 inch wood structural

panel corner return shall be provided at both ends of a continuously-sheathed braced wall line in accordance with Figure R602.10.5. In lieu of the corner return, a tie-down device with a minimum uplift design value of 800 lb shall be fastened to the corner stud and to the foundation or framing below.

> **Exception:** The first braced wall panel shall be permitted to begin 12 feet from each end of the braced wall line in Seismic Design Categories A, B, and C and 8 feet in Seismic Design Categories D-o, D-1 and D-2 provided one of the following is satisfied:
>
> 1. A minimum 2 foot wood structural panel is provided at both corners constructed in accordance with Figure R602.10.5 at the braced wall line ends, or
> 2. The braced wall panel closest to the corner shall have a tie-down device with a minimum uplift design value of 800 lb fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below.

R602.10.5.4 Braced wall amount. Braced wall amounts for Method 3 from Table 602.10.1 shall be permitted to be multiplied by a factor of 0.9 for a braced wall line with a maximum opening height that does not exceed 85% of the wall height and by a factor of 0.8 for a braced wall line with a maximum opening height that does not exceed 67% of wall height.

TABLE R602.10.5
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALLS a,b,c (Page 138)
(No change to table entries)

Change table footnote c. to read as follows:

c. Walls on either sides of openings in garages that are part of a continuously-sheathed Method 3 braced wall line shall be permitted to be built in accordance with Section R602.10.6.2 and Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie-down devices shall be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the sill plate). Corner returns at the ends of the garage opening walls shall be a minimum of 2 feet in length and shall be in accordance with Figure R602.10.5. This option shall be permitted for the first story of two story applications in Seismic Design Categories A through C.

15. **Section R613**
R613.2 Window sills. (Page 224) Delete entire section and renumber following sections.

16. **Section R702 Interior Covering**
R702.3.8 Water-resistant gypsum backing board. (Page 231) Replace 2nd sentence with the following:
Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 16 inches (406 mm) for ½-inch-thick (13 mm) or 5/8-inch-thick (16 mm) gypsum board.

17. **Section R703 Exterior Covering**
R703.6.2 Plaster (Page 233) Add the following at the end of 1st sentence:
…. or other acceptable processes approved by ICC evaluation reports.

18. **Section M1501.1 Outdoor discharge. (Page 335, 2nd sentence)** Air shall not be exhausted into an attic, ~~soffit~~, ridge vent or crawl space. **Delete word soffit.**

19. **Section M1602.2 Prohibited Sources. (Return Air) (Page 339)**
Outdoor and return air for a forced-air heating or cooling system shall not be taken from the following locations.
Add the following exception to 4.

> **Exception:** Return air may be taken from a closet that exceeds 24 sq. ft. with the smallest rough in interior dimension is 4 ft. or greater.

20. **Chapter 35 SERVICES (ELECTRICAL)**
Section E3501.2 Number of services. (Page 481)
Delete entire section and renumber all subsequent sections.

21. **Chapter 38 POWER AND LIGHTING DISTRIBUTION**
Section 3802.12 Arc-Fault protection of bedroom outlets. (Page 507-508)
Delete entire section.

22. **Adoption of Appendices A, E, G, I, and J (only).**

23. **We are very unhappy regarding the inclusion of references to NFPA 13 sprinkler systems and request that all references to such be deleted. We recognize that there are some special cases where sprinklers may be needed or desired, but it should not be part of the code.**