2012 CODE CHANGE UPDATE

THE MOST SIGNIFICANT CHANGES FROM THE 2009 TO THE 2012 RESIDENTIAL CODE:

- One story, detached utility structures not exceeding 256 sq/ft no longer require a permit or permanent foundation.
- Tempered safety glass is no longer required at the top of stairways.
- Tempered glass is now required at landings and within 5’ of the bottom of stairways, when within 3’ of the floor.
- Window wells must now be provided with a drain, which may be fed into the foundation drain tile system.
- Minimum 2’-10” (34”) doors or cased openings are now required to access the kitchen and living spaces, and at least 1 bedroom and full bathroom, when all are located on the same floor level as the main entry.
- Approved wireless smoke detectors are no longer required to be physically interconnected.
- Household low voltage carbon monoxide detector systems are now permitted.
- Composite deck material must now be labeled with their respective spans and per ASTM D 7032.
- Southern pine spans have been significantly reduced for all structural elements.
- Deck joists, beams and girders now have reduced spans for wet service use and by being southern pine.
- A vapor barrier is no longer required for any garage slab, whether attached to the home, or not.
- Adhered masonry (stone) veneer now requires two layers of a water resistive barrier. Flashing, weep screeds and sealing at grade, roofs, windows and doors required in accordance with the manufacturer’s instructions and code.
- Foyers not part of a hallway, and over 60 sq/ft, must now have outlets provided for all wall spaces 3’ or greater.
- Tamper resistant receptacles are no longer required when over 5’ 6” above the floor, and for dedicated appliances.
- LED closet lights must now maintain the same 12” clearance to shelves as incandescent lighting fixtures.
- A ground rod is now required in addition to the Ufer ground, or a second rod when no Ufer ground is provided.
- Plastic plumbing piping systems are no longer permitted to be tested by using air pressure.
- Exterior wall insulation must now be a minimum of R-15, unless insulated sheathing is provided.
- Walls behind fireplaces are now required to be provided with an air barrier, such as behind tubs and showers.
- The air barrier behind tubs, showers and fireplaces must now be permeable and may not be plastic.
- All attic access doors, scuttles and pull-downs must be properly insulated and weather-stripped.
- Framed corners, tees and headers must now be completely filled with a minimum of R-3 insulation.
- All components of the HVAC system must be sealed and verified through a visual inspection.
- HVAC equipment must be sized in accordance with ACCA Manual S, as calculated by Manual J, or equivalent.
- Hot water piping must now be insulated with a minimum of R-3 when larger than ¾”, outside of the conditioned space, located in supply or returns, underground and between a water heater and a distribution manifold.
- Swimming pool design features must now comply with the new Swimming Pool and Spa code.
- Swimming pool pumps, equipment or permanent structures of any kind are no longer permitted in a 36” clear zone on the exterior side of the pool fence.
- Swimming pool fences must now be a minimum of 20” from the water’s edge.
- Windows within 48” of grade, opening into a pool area, must now be provided with alarms such as with doors.
- All in-ground, above-ground swimming pools and spas must now have the water and all metal components and materials within 5’, which includes doors and windows, bonded to a #8 copper bonding conductor.
- Above ground swimming pools must now have all metal parts and water connected to a #8 perimeter bonding conductor, which must be buried 4”-6” deep around the perimeter of the pool.

THIS ONLY INCLUDES THE MOST NOTABLE CHANGES TO RESIDENTIAL CONSTRUCTION

THE 2012 CODE BECOMES FULLY EFFECTIVE ON JULY 14, 2015

Contact the Bedford County Division of Building Inspection for further information at:
(540) 586-7616