



## CODE CHANGE UPDATE

### **THE MOST SIGNIFICANT CHANGES FROM THE 2006 TO THE 2009 RESIDENTIAL CODE**

- Modification requests to accept designs under the '06 code will be accepted until March 1, 2012.
- The size of detached, residential utility buildings exempt from a building permit was raised to 200 sq/ft.
- "Habitable Attics" are now defined and not considered a story above grade.
- Habitable Attics must have permanent code compliant stairs, an egress window and a smoke detector.
- Maximum wall height has been raised from 10' to 12' if wall bracing for wind is increased by 20%.
- Garage penetrations must now be firestopped.
- 6' 8" head-clearance must now be provided in front of all bathroom fixtures.
- 30" to grade for determining if guardrails are required must now be measured 36" away from structure.
- If fixed seating is provided adjacent to guardrails, guards must be 36" high from the seat elevation.
- Low voltage smoke detection systems must now be monitored and be a permanent fixture of the home.
- If a home has fuel fired appliances or an attached garage, carbon monoxide detector(s) must be installed outside sleeping areas, in the immediate vicinity of the bedrooms.
- Gray and rain water systems are now permitted as regulated under IRC Appendix O.
- An 2A10BC fire extinguisher is now required in the kitchen area of all homes without a sprinkler system.
- Metal columns must not be less than 3" Schedule 40 pipe conforming with ASTM A 53 Grade B.
- Conditioned crawl space insulation must stop 1"-2" from sill or be removable for termite inspection.
- All sheetrock must now be nailed or screwed at 7" o.c. regardless of interior, exterior, braced wall or not.
- Exterior wall 2x4 studs can now carry a floor and a room truss above, up to 32' long.
- Window opening limiting devices must be installed per manufacturer's instructions and code.
- House wrap is now required behind all properly anchored and adhered masonry veneers.
- Vinyl soffit panels must now be individually secured.
- Minimum 22"x30"x30" high attic accesses must be provided in a 'readily accessible' location.
- Bottom, side wall flashing must be turned out in a manner so as to direct the water away from the wall.
- Masonry fireplace smoke chambers must now be parged smooth with refractory mortar.
- Wood burning fireplaces must now be provided with gasketed doors.
- Attic accesses must be properly insulated as prescribed, both scuttles and pull-downs.
- Sediment traps on gas lines are now required on all appliances.
- Gas line connectors and semi-rigid tubing must be protected when extending through appliance housings.
- Dryer ducts must be 4" diameter, supported at 4' intervals, and have nail guard protection.
- Concealed dryer exhaust ducts must be tagged or labeled as to how long it is.
- HVAC system designs must be calculated and provided in accordance with "ACCA Manual J".
- Supply ducts in attics must have an R-8 insulation value, and all other ducts R-6, unless completely inside.
- If a forced-air furnace is used, a minimum of one programmable thermostat must be provided.
- Tamper-resistant receptacles must be installed in all dwelling units.
- 50% of permanently installed lighting fixtures in a home must be high efficiency fixtures.
- Bundling of NM cables through framing will be prohibited without derating conductors.

**THIS LIST IN NO WAY INCLUDES ALL OF THE CODE UPDATES, BUT IT DOES REFERENCE THE MOST NOTABLE ONES THE AVERAGE HOMEBUILDER MAY ENCOUNTER ON A DAILY BASIS**

For questions or clarifications, feel free to contact our office at (540)586-7616.  
Bedford County Division of Building Inspection