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North Carolina Building Code Council update

The North Carolina Building Code Council will meet **March 9-10, 2009, at Wake County Commons Building, 4011 Carya Drive, Raleigh, NC 27610**. The council will hold a work session at 9 a.m., Monday, March 9, followed by a public hearing at 1 p.m. The council meeting will be at 9 a.m., Tuesday, March 10. The agenda for the council meeting can be found at: http://www.ncdoi.com/OSFM/Engineering/BCC/engineering_bcc_agenda.asp.

Code changes to the 2009 North Carolina Residential Code will continue to be the focus for the next several issues of Code Corner.

North Carolina 2009 Residential Code changes

(continued from the November issue of North Carolina Builder)

Highlights on changes between the 2006 and 2009 North Carolina Residential Code

SECTION R312 – GUARDS

R312.1 Guards. Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than **30** inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

North Carolina change – Changed the 34-inch minimum guard height to 30 inches on open side of stairs with a total rise of 30 inches above the floor or grade. Added porch and deck guard requirements if a deck or porch is enclosed with insect screening.

SECTION 313 – SMOKE ALARMS

R313.2.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a *building* permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

North Carolina change – Added the “building” permit designation.

SECTION R317 – DWELLING UNIT SEPARATION

R317.2.1 Continuity. The fire-resistance rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, *including wall extensions through and separating enclosed accessory structures.*

IRC change – Added new language on townhouse separation that requires that wall extensions for attached accessory structures be rated walls or assemblies.

SECTION R319 – PROTECTION AGAINST DECAY

319.1 Location required.

2. All wood framing members *exterior sills and plates* that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.

8. *All portions of a porch, screen porch or deck from the bottom of the header down, including posts, guardrails, pickets, steps and floor structure.*

North Carolina change – In Note 2 the last portion of the sentence was removed and Note 8 was added.

R319.1.5 Exposed glue-laminated timbers. The portions of glue-laminated timbers that form the structural supports of a building or other structure are exposed to weather and *not properly protected by a roof, eave or*

similar covering shall be pressure treated with pressure treated with preservative, or be manufactured from naturally durable or preservative-treated lumber.

IRC change – The specific requirement for glue-laminated members not protected by the structure to be pressure treated, naturally durable wood or preservative treated wood was added.

319.3 Fasteners. Fasteners for pressure preservative and fire-retardant-treated wood shall be in accordance with Table R319.3 of hot-dipped galvanized steel, stainless steel, silicon-bronze or copper. *The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153.*

IRC change -- Added coating weights for zinc-coated fasteners in the last sentence must be in accordance with ASTM A 153.

SECTION R320 – PROTECTION AGAINST SUBTERRANEAN TERMITES

R320.4 Barriers. Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite protection, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

IRC change – This section was added to address termite shields. Note that termite shields but cannot be the only method of protection.

320.5.4 Slab-on-grade (structural). All slabs which distribute the wall loads to the foundation shall be insulated as specified in Section R320.5. Foam plastic shall be installed along the vertical edge and underneath grade as specified in Appendix O, *Figure O-3*.

North Carolina change – Added reference to Figure O-3 in Appendix O.

SECTION R323 – ELEVATORS AND PLATFORM LIFTS

R323.1 Elevators. Where provided, passenger elevators, limited-use/limited-application elevators or private residence elevators shall comply with ASME A17.1.

R323.2 Platform lifts. Where provided,


platform lifts shall comply with ASME A18.1.

R323.4 Certification. *The installer shall certify that the following conditions have been met.*

1. The elevator or platform lift has been installed in accordance with the manufacturer's installation instructions.

2. The elevator meets the requirements of ASME A17.1, Part 5.

3. The platform lift meets the requirements of the N.C. Electrical Code. Before a Certificate of Occupancy is issued, the permit holder shall provide the Code Enforcement Official a letter of certification from the installer, evidencing compliance with the above conditions. Any maintenance requirements required by the manufacturer shall be clearly stated and affixed to the component. When an elevator or platform lift or its components has been serviced, the service provider shall certify that the elevator continues to meet the above conditions.

IRC change – New Section. Added compliance requirement ASME A17.1. Also a new N.C. amendment was added that requires a certification letter be provided to the CEO by the installer and maintenance instructions be provided and affixed to the component. 

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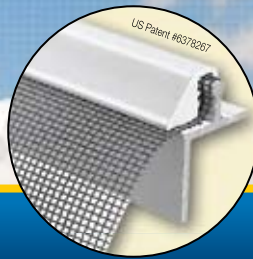
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