

Residential New Construction Information
International Residential Code (IRC)
International Energy Conservation Code (IECC)
National Electrical Code (NEC)
Current Adopted Code Amendments

- An affidavit is required from builders assuring that the new construction meets or exceeds the IRC requirements for protection against termites. The affidavit should be completed and to our office before the Final Building Inspection is scheduled.
- Brick on wood shall comply with the prescriptive requirements for Exterior Coverings in the IRC.
 - Supports may be either wood or cold-formed steel.
 - A movement joint shall be provided when brick exceeds 5 square feet.
 - The maximum height of the masonry veneer above the steel angle support is 12'8".
 - The maximum slope of the roof construction is 7:12. Reference the Exterior Coverings section for additional allowance.
 - An engineer letter and detail is required on all brick on wood/steel installations to verify the weight, 1/600 deflection.
- Wall studs and plates that are drilled or notched for plumbing pipes shall be a minimum of 2x6 studs.
- An original form board survey shall be provided at the project site for the plumbing rough inspection.
- A carbon monoxide detector shall be installed in new dwelling units. The detector may be omitted when there are neither fuel burning appliances nor an attached garage. The detectors must be hard-wired with battery back-up. Carbon monoxide detectors shall be installed in accordance with the manufacturer's listing.
- A controlled method of water disposal from the roof (gutters) is required on all houses. Disposal of this water from the roof collector to the ground must be at least five feet from the foundation walls and toward the front and rear of the property. In order to support storm water quality, effort should be made to avoid direct discharge of the roof gutters onto driveways and other paved areas that tie directly to storm drains. Whenever possible, roof runoff shall be diverted to a pervious area (Lawn, garden, landscaped area, etc.)
- A drive approach and sidewalk inspection is required. Reference attached details for both.
- Each above ground portion of a gas piping system that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path.
- GFI protection is required where the receptacles are installed to serve countertop surfaces and are located within 6 feet of the outside edge of the sink.
- All branch circuits that supply 125 volt, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms shall be protected by an arch-fault circuit interrupter listed to provide protection of the entire branch circuit.
- All 125-volt, 15- and 20-ampere garage receptacles require GFCI protection.
- All 120-volt, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a combination-type AFCI device.
- Note: Outlets located in kitchens, bathrooms, garages, laundry rooms, attics, and outdoors will not require AFCI protection.
- NPLFA & PFLA fire alarm systems shall be supplied by an individual branch circuit. Power sources for these systems shall not be permitted to be supplied through AFCI or GFCI devices.
- Note: This requirement does not apply to single station 120-volt/ 9-volt smoke alarms systems. Refer to NEC, Branch Circuits, and Exceptions.

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- The grounding and bonding section of the NEC has been amended amended with the addition of the following sentence; Any building or structure supplied by a service or feeder with a foundation, footing or piers shall have either a concrete encased electrode, ground ring consisting of at least 20ft of bare copper 1/0 AWG buried in a trench at least 30 inches deep or chemical electrode installed.
- An intersystem bonding termination for connecting limited energy systems (telecom, CATV, satellite, broadband, etc.) Shall be provided external to the enclosures at the service equipment or service disconnecting means.
- Note: Services using individual service disconnects will be required to use Table 310.16. An example of this would be a 320 amp meter socket supplying 2-200 amp service disconnects or panel boards.
- Ampacity correction factors must be applied to two or more NM cables (Romex) that pass thru the same bored hole that is fire- or draft-stopped using thermal insulation, caulk or sealing foam.
- Up to 4-14/2 or 12/2 NM cables are permitted to pass thru the same hole without applying correction factors. All other size cables should be limited to 3 NM cables.
- All 15- and 20-ampere 125-volt receptacles installed outdoors shall be listed weather- resistant and also tamper-resistant type.
- All 15- and 20-ampere 125- volt receptacles located inside or outside of dwellings shall be listed tamper-resistant.
- All luminaires (light fixtures) shall be listed.

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