



DEPARTMENT OF CODE ADMINISTRATION
BUILDING INSPECTION ★ CODE ENFORCEMENT

400 Main Street, Suite 547, Knoxville, TN 37902

November 1, 2012

NEW CODES EFFECTIVE IMMEDIATELY

**Significant Changes Transition to the
2012 International Residential Code**

1. **Winders** are now required to have a minimum tread depth of 6" at the narrow end. Code section R311.7.5.2.1.
2. **Carbon monoxide alarms** are now required just outside of the bedrooms in homes with fuel-fired appliances or with an attached garage. These are required to be electric and interconnected if there are multiple detectors. Code section R315.
3. **Fire protection of floors** is now required by using ½" gypsum or 5/8" wood structural panels on the underside of floors built with trusses, I-joists or joists smaller than 2" x 10". This does not apply to floors directly over a crawl space. Code section R501.3.
4. **Deck ledger connection to band joist** spacing of ½" lag screws has been reduced as follows: 30" O.C. for deck joist spans less than 6'; 23" for 6' to 8'; 18" for 8' to 10'; 15" for 10' to 12'; 13" for 12' to 14'; 11" for 14' to 16' and 10" for 16' to 18'. Code section R507.
5. **Masonry veneer anchors spacing** has been increased to allow for a maximum of 32" O.C. horizontally which would require a maximum of 12" O.C. vertically to maintain the 2.67 sq. ft. maximum per anchor. Code section R703.7.4.1.
6. **Flashing at foundation** is now required for adhered masonry veneer. This must be minimum 26 ga. Galvanized or plastic with a 3½" attachment flange and must extend a minimum of 1" below the foundation plate line. The required water resistive barrier shall lap over the attachment flange. Code section R703.12.2.
- * 7. **Drip edge** at eaves and gables is now required for all shingle roofs. Code section R905.2.8.5.
8. **Protection from impact** is now required for all appliances located where they are subject to vehicle impact such as in a garage. Approved barriers include a 2" sch. 40 iron pipe filled with concrete set in 6" dia. X 12" deep concrete or bolted to the slab with 3 - ½" x 2¼" anchors or a wheel stop type barrier bolted to the slab. Code section M1307.3.1.
9. **Clothes dryer exhaust duct** specified length has been increased to 35 feet. Code section M1502.4.4.1.10.
10. **Mechanical system piping R-3 insulation** is now required for system piping carrying fluids over 105 degrees or below 55 degrees.

Points of Interest

1. **Sprinklers.** State legislature passed removing sprinkler requirement from the residential code. A jurisdiction must pass it by a two-thirds majority to reinstate it.
2. **Smoke detectors.** Listed wireless smoke detectors now approved by the code. All alarms must still activate when one goes off.
3. **Decks.** There is a new section in the code for decks. Section R507.
4. **Pre-approved plans.** All new plans required.
5. **Code violation citations.** Must specify where the code is located and the hours during which they may be read.