Estimated Costs of the 2018 IRC / IECC Code Change

SUMMARY OF COST IMPACT RANGES

CODE SECTION		CODE CHANGE	Additional Construction Cost (savings) HIGH	LOW	APPLICABILITY
R602.7.5	Wall Construction	Support for headers: revises table for minimum number of king studs; now only requires 1 or 2 for low-wind urban and suburban conditions.	$0	($516)	Houses with wall openings greater than 3 feet.
R703.8.4	Wall Covering	Masonry veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	$325	($73)	Houses with brick veneer and continuous insulation
Table N1102.1.2	Energy Efficiency	Reduces the maximum window U-factor requirement in Climate Zones 3-8.	$85	$74	Houses in Climate Zones 3-8
N1104.1	Energy Efficiency	Lighting efficiency: increases the percent of permanently installed lighting fixtures that must contain high-efficacy lamps from 75% to 90%.	$8	$8	Houses in all climate zones
M1601.4.1	Duct Systems	Duct sealing: eliminates the requirement for sealing longitudinal seams of snap-lock and button-lock types of HVAC ducts located inside conditioned space	$0	($471)	Houses with metal HVAC ducts located inside conditioned space
		Overall cost change for typical construction	$93	($637)	

COST IMPACTS FOR NON-TYPICAL FEATURES

CODE SECTION		CODE CHANGE	Additional Construction Cost (savings) HIGH	LOW	APPLICABILITY
R301.2.2.1	Building Planning, Seismic Design Category	Seismic Design Categories: updates the seismic design maps in Section R301.2 to be consistent with those in the 2014 NEHRP Provisions and ASCE 7-16.	$7,111	$2,446	Applicable where the revised map triggers a change in the assigned SDC
R322.3.4	Building Planning, Flood-Resistant Construction	Flood-Resistant Construction: adds new requirements for exterior slabs (e.g. parking pads, sidewalks) based on ASCE 24.	$2,092	($1,084)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R322.3.6	Building Planning, Flood-Resistant Construction	Flood-Resistant Construction: adds new provisions requiring stairways and ramps to be flood resistant, breakaway or be able to be raised.	$11,107	($823)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R507	Floors, Exterior Decks	Decks: reorganizes deck beam requirements and adds minimum spans for single ply beams.	$0	($101)	Applicable if a deck is installed
R507.3	Floors, Exterior Decks	Decks: adds minimum footing size table for decks and pointer to frost depth requirements.	$127	($72)	Applicable if a deck is installed
R507.4	Exterior Decks	Decks: relocates deck post section and adds 8x8 posts to the table. Clarifies maximum height for 4x4 posts.	$199	$0	Applicable if a deck is installed
R602.3.1	Wall Construction	Stud Size, Height & Spacing: adds new table for 11' and 12' tall load-bearing studs.	($435)	($998)	Applicable for bearing walls exceeding 10' tall but not exceeding 12' tall.
R702.7.3	Wall Covering	Vapor Retarders: adds polypropylene siding to list of vented cladding products.	($119)	($381)	Applicable in CZ 4C (Marine) and 5 through 8
R703.2	Wall Covering	Water-Resistive Barriers: deletes exception for detached accessory buildings.	$271	$51	Applicable for detached accessory buildings
R703.8	Wall Covering	Masonry Veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	$325	($73)	Houses with brick veneer and continuous insulation
R806.5	Roof-Ceiling Construction	Unvented Attics: adds new option for constructing an unvented attic with air-permeable insulation if vapor diffusion ports and minimum air flow is provided.	($1,583)	($9,185)	Houses with unvented attics in CZ 1-3
N1103.3.6	Energy Efficiency	Introduces criteria to allow buried or partially buried ducts and to model buried ducts as R-25.	$2,057	($731)	Optional method for houses with HVAC ducts in vented attics

N1103.3.6	Energy Efficiency	Introduces criteria to allow buried ducts to be performance modeled as if inside conditioned space.	$2,866	($4,064)	Optional method for houses with HVAC ducts in vented attics
N1103.6.1	Energy Efficiency	Introduces minimum fan efficacy for HRVs and ERVs.	$0	($857)	Applicable where an HRV/ERV is installed
N1106.4	Energy Efficiency	Increases ERI values approximately 10%; also adds a backstop for homes complying with the ERI using on-site generation.	N/A	N/A	Applicable in all climate zones