

2012 International Residential Code

Alaska-specific Amendments

Designation	Title	Original 2012 IRC Text	Action	Alaska-Specific Amendment
R101.1	Title	These provisions shall be known as the <i>Residential Code for one- and Two-family Dwellings</i> of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as "this code."	Replace Text	<i>This code shall be known as the 2012 International Residential Code (IRC) with Alaska-Specific Amendments and shall be cited as such. It is referred to herein as 'the code'.</i>
R101.2	Scope	The provisions of the <i>International Residential Code for One-and Two-family Dwellings</i> shall apply to the construction, <i>alteration</i> , movement, enlargement, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above <i>grade plane</i> in height with a separate means of egress and their <i>accessory structures</i> . Exceptions: 1. Live/work units complying with the requirements of section 419 of the <i>International Building Code</i> shall be permitted to be build as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the <i>International Building Code</i> when constructed under the <i>International Residential Code for One- and Two-family Dwellings</i> shall conform to Section P2904. 2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the <i>International Residential Code for One- and Two-family Dwellings</i> when equipped with a fire sprinkler system in accordance with Section P2904.	Replace Text	<i>The 2012 IRC with Alaska-Specific Amendments shall be the referenced code for Residential structures containing four or fewer dwellings and townhouses not more than three stories above grade plane in height and their accessory structures for the Alaska Housing Finance Corporation.</i>
R102.7	Existing Structures	The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the <i>International Property Maintenance Code</i> or the <i>International Fire Code</i> , or as is deemed necessary by the <i>building official</i> for the general safety and welfare of the occupants and the public.	Delete	[section deleted]
R102.7.1	Additions, Alterations and Repairs	<i>Additions, alterations</i> or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. <i>Additions, alterations</i> or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.	Delete	[section deleted]
Part 2	Administration and Enforcement		Delete	[section deleted]
R302.2	Townhouses	Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls. Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.	Add	<i>in the exception, add to the beginning of the paragraph: If the building is not constructed utilizing a fire-suppression system, a common 2 hour fire-resistance-rated wall shall be used. If it is constructed with an approved fire-supersession system'</i>
R303.3	Bathrooms	Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (.03 m ²), one-half of which must be openable. Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors.	Replace Text and delete the exception.	<i>Modify this section to read: Bathrooms, water closet compartments and other similar rooms shall be provided with exhaust ventilation in accordance with the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard and per manufacturer requirements. Delete the exception.</i>
R303.4	Mechanical Ventilation	Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50 PA) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.	Modify	<i>Modify this section to read: Whole-house and spot ventilation shall be installed per the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard (chapter 11 of the code with Alaska-specific amendments).</i>

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R303.5.1	Intake Openings	Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 3 feet (94 mm) below the contaminant source. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.	Add additional separation requirement and replace the second paragraph to align with BEES.	Add to the last sentence of the first paragraph: <i>and 3 feet horizontally from the contaminant source.</i> Delete the second paragraph and replace it with: <i>All mechanical ventilation shall be in accordance with ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard (chapter 11 of the code with Alaska-specific Amendments)</i>
R309.5	Fire sprinklers (garages and carports)	Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft ² . Garage doors shall not be considered obstructions with respect to sprinkler placement.	Modify the First Sentence	Modify the first two sentences to read: <i>Private garages shall be protected by fire sprinklers where required by the Department of Public Safety and/or where the garage wall has been designed based on Table R302.1(2) Footnote a.'</i>
R310.2.2	Window Well Drainage	Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method. Exception: A drainage system for window wells is not required when the foundation is on well-drained soil or sand-gravel mixture soils according to the United Soil Classification System, Group I Soils, as detailed in Table R405.1.	Add text.	Add the following sentence prior to the exception: <i>Window wells shall be designed to minimize the potential of the well becoming filled with snow and/or standing water which impedes operation of the egress fenestration.</i>
R313	Automatic Fire Sprinkler Systems	R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904. R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system. R313.2.1 Design and installation. Automatic residential fire sprinklers shall be designed and installed in accordance with Section P2904 or NFPA 13D.	Replace Text for R313.1 and R313.2, delete R313.1.1 and R313.2.1.	Replace this section with the following: R313.1 Townhouse automatic fire sprinkler systems. <i>If installed, automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904.</i> R313.2 One- and two-family dwellings automatic fire sprinkler systems. <i>If installed, automatic residential fire sprinkler systems for one- and two-family dwelling units shall be designed and installed in accordance with Section P2904 or NFPA 13D.</i>

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R317.1	Location Required	<p>Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWWA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWWA U1.</p> <ol style="list-style-type: none"> 1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. 2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. 3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. 4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.47 mm) on tops, sides, and ends. 5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather. 6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier. 7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members. 	Delete reference to 'naturally durable wood'	delete 'naturally durable wood or' from the first sentence.
R501.3	Fire protection of floors	<p>Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D, or equivalent sprinkler system. 2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances. 3. Portions of floor assemblies can be unprotected when complying with the following: <ol style="list-style-type: none"> 3.1 The aggregate area of the unprotected portions shall not exceed 80 square feet per story 3.2 Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly. 4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance. 	Modify Exception 2	Modify Exception 2 to read: <i>Floor assemblies located directly over a crawl space containing a direct-vent, sealed combustion appliance with forced draft exhaust; combustion air intake must terminate to the building exterior. Application of this exception requires installation of a smoke alarm in the crawl space in accordance with the requirements of Section R314 Smoke Alarms, with the exception of R314.3 Location, and a carbon monoxide alarm in accordance with the requirements of Section R315 Carbon Monoxide Alarms.</i>
R703.2	Water-resistive barrier	<p>One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). the felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.</p>	Modify	Add 'When installed or required by the manufacturer' to the beginning of the sentence.

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R703.3.1	Panel Siding	Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be ship lapped or covered with a batten. Horizontal joints in panel siding shall be lapped a minimum of 1 inch (25 mm) or shall be ship lapped or shall be flashed with Z-flashing and occur over solid blocking, wood or wood structural panel sheathing.	Add text to the end of the paragraph.	Add 'Exterior type plywood siding with a grooved pattern shall not be installed horizontally and used as the weather resistant siding' to the end of the paragraph.																				
R806.1	Ventilation required		Delete text from the first sentence and delete the exception.	Add the words 'When located outside of the building thermal envelope' to the beginning of the first sentence. Delete the exception: Attic ventilation shall not be required when determined not necessary by the code official due to atmospheric or climatic conditions.																				
R806.5, 5.3	Unvented attic and unvented enclosure rafter assemblies. Air-permeable insulation only.	Air-impermeable insulation and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing as specified in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.	Replace Table R806.5 Insulation for Condensation Control with Table R-A806.5	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="2">Table R-A806.5 Insulation for Condensation Control</th> </tr> <tr> <th>Air-Permeable Insulation R-value</th> <th>Minimum Air-Impermeable Insulation R-value^a</th> </tr> </thead> <tbody> <tr> <td>R-15</td> <td>R-30</td> </tr> <tr> <td>R-19</td> <td>R-38</td> </tr> <tr> <td>R-21</td> <td>R-42</td> </tr> <tr> <td>R-25</td> <td>R-50</td> </tr> <tr> <td>R-30</td> <td>R-60</td> </tr> <tr> <td>R-38</td> <td>R-76</td> </tr> <tr> <td>R-N</td> <td>2*(R-N)^b</td> </tr> <tr> <td>*Installed on the warm-in-winter side</td> <td>*Installed on the cold-in-winter side</td> </tr> </tbody> </table> <p>a. Contributes to but does not supersede the requirements in Section N1102. b. Air-Impermeable Insulation R-Value shall equal, at minimum, twice the R-value of the Air-Permeable insulation.</p>	Table R-A806.5 Insulation for Condensation Control		Air-Permeable Insulation R-value	Minimum Air-Impermeable Insulation R-value ^a	R-15	R-30	R-19	R-38	R-21	R-42	R-25	R-50	R-30	R-60	R-38	R-76	R-N	2*(R-N) ^b	*Installed on the warm-in-winter side	*Installed on the cold-in-winter side
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R807.1	Attic Access	Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8m ²) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.	Add	Add to the end of the paragraph: Attic access shall not be located in a room containing one or more fixtures in the Bathroom Group. Access may be located in closets with minimum depth of 23 inches and minimum width of 48 inches.																				
Chapter 11	Energy Efficiency		Replace	The 2012 Building Energy Efficiency Standard (BEES), being comprised of the 2012 IECC with Alaska-Specific Amendments, is the AHFC energy standard for all residential construction projects.																				
Chapter 12	Mechanical Administration		Delete Chapter	[chapter deleted]																				
M1301.2	Identification	Each length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.	Replace	Each length of uncut pipe and tubing, and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.																				
M1501.1	Outdoor Discharge, Exception	Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.	Delete	[exception deleted]																				
M1502.4.2	Duct Installation	Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of the airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.	Modify	In the first sentence, replace '12' with '10' to conform with section R1604.1.3 Support. Remove 'and shall be mechanically fastened' from the end of the third sentence and replace it with: 'except where in conflict with the requirements of M1502'. Replace the last sentence with the following: 'Dryer exhaust ducts shall not be joined with screws or similar fasteners that protrude into the duct.'																				

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M1506.2	Exhaust openings	Air exhaust openings shall terminate not less than 3 feet (914mm) from property lines; 3 feet (914mm) from operable and non operable openings into the building and 10 feet (3048mm) from mechanical air intakes except where the opening is located 3 feet (914 mm) above the air intake. Openings shall comply with Sections R303.5.2 and R303.6.	Add	Add to the end of the first sentence: and 3 feet (914 mm) horizontally from the air intake. Add the exception: Exhaust and intake openings that are part of a system engineered to prevent entrainment of exhaust air are exempt; the exemption applies only to the exhaust and intake that is part of the engineered system only, adjacent exhaust and inlet openings are not exempt. Add the exception: A ventilation system's supply and exhaust vents on the exterior of a building may be separated less than 10 feet as long as they are separated a minimum of 6 feet horizontally. (to conform with Alaska-specific amendments to ANSI/ASHRAE 62.2-2010)
Section M1507	Mechanical Ventilation	M1507.1-M1507.4	Replace	Mechanical Ventilation shall be installed per the requirements of ANSI/ASHRAE 62.2-2010 as amended in R403.5 of the 2012 Building Energy Efficiency Standard and per manufacturer requirements.
M1602.1	Return Air	Return air shall be taken from inside the dwelling. Dilution of return air with outdoor air shall be permitted.	Add	Add to the end of the second sentence: only if an exhaust fan is installed with automated control such that a positive pressure is not exerted on the structure while the furnace supply air handler is operating. Supply only systems and/or systems designed to induce a positive pressure inside the dwelling with reference to the outdoors are not permitted in Alaska.
M1602.2, 1	Prohibited sources	Closer than 10 feet (3048 mm) to an appliance vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3feet (914 mm) above the outside air inlet.	Add	Add to the end of the sentence: and at least 3' horizontally from the air intake.
M2301, M2302	Thermal and Photovoltaic Solar Energy Systems		Replace	Per AS 18.60.705 (a)(3): the 1997 edition of the Uniform Solar Energy Code published by the International Association of Plumbing and Mechanical Officials and adopted at the 67th annual conference, September 1996, excluding pages 1-7 of Part I, Administration.
G2412.9	Identification	Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.	Delete	Each uncut length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.
Chapter 25	Plumbing Administration		Delete	[chapter deleted]
Chapter 26	General Plumbing Requirements		Delete	[chapter deleted]
Chapter 27	Plumbing Fixtures		Delete	[chapter deleted]
Chapter 28	Water Heaters		Delete	[chapter deleted]
Chapter 29	Water Supply and Distribution		Delete	[chapter deleted]
Chapter 30	Sanitary Drainage		Delete	[chapter deleted]
Chapter 31	Vents		Delete	[chapter deleted]
Chapter 32	Traps		Delete	[chapter deleted]
Chapter 33	Storm Drainage		Delete	[chapter deleted]
Chapter 34	General Requirements		Delete	[chapter deleted]
Chapter 35	Electrical Definitions		Delete	[chapter deleted]
Chapter 36	Services		Delete	[chapter deleted]
Chapter 37	Branch Circuit and Feeder Requirements		Delete	[chapter deleted]
Chapter 38	Wiring Methods		Delete	[chapter deleted]
Chapter 39	Power and Lighting Distribution		Delete	[chapter deleted]
Chapter 40	Devices and Luminaries		Delete	[chapter deleted]
Chapter 41	Appliance Installation		Delete	[chapter deleted]
Chapter 42	Swimming Pools		Delete	[chapter deleted]
Chapter 43	Class 2 Remote-Control Signaling and Power-Limited Circuits		Delete	[chapter deleted]