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IRC Requirements

The state of Alaska has adopted the International Residential Code. This is a list of common issues that we encounter during code inspections. This is not a full list of all requirements in the building code, contact us if you have questions.

IRC 302.5-6 Dwelling/Garages

- Private garages cannot open into a room used for sleeping purposes
- Doors between residence and garage:
 - 1-3/8" solid (wood) or honeycomb steel
 - 20 minute fire rated door
 - Self closing or automatic closing device required
- Ducts penetrating walls or ceilings separating the garage from the dwelling must be 26 ga. steel
- No openings into the garage

IRC 302.7 Under Stairs

- Enclosed accessible space under stairs must have ½" gypsum board
- Includes walls, under-stair surface, and any soffits on the enclosed side

IRC 302.13 Fire Protection of Floors

- 2X10 joists or approved equivalent
- Alaska Exception for I joists:
 - 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
- Smoke alarm required in the crawlspace
- CO detector required in the home

IRC 304 Minimum Room Areas

- 2 Habitable rooms must be 70 square feet
- Minimum 7 foot least dimension
- Exception: Kitchens
- Sloped ceiling less than 5 feet does not count
- Flat ceiling less than 7 feet does not count

IRC 305 Minimum Ceiling Height

- Minimum 7' ceiling height for habitable space
- Minimum 6'8" for bathroom, toilet, laundry rooms
- (previously only 6'8" over fixtures)
- Only 50% of the floor area of a sloped ceiling between 5' and 7' contributes to habitable space requirements
- Habitable basements are allowed beams, ducts, etc. to project down to 6'4"

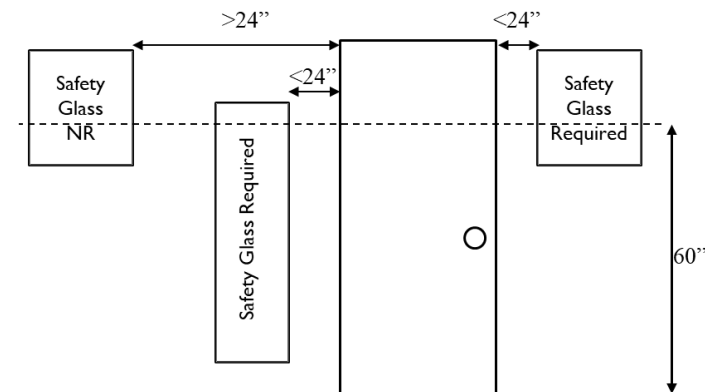
IRC 307 Toilet, Bath, & Shower Spaces

- Toilets 30" minimum width, 21" in front
- Sinks 21" in front
- Showers minimum 30" by 30" with 24" in front of opening

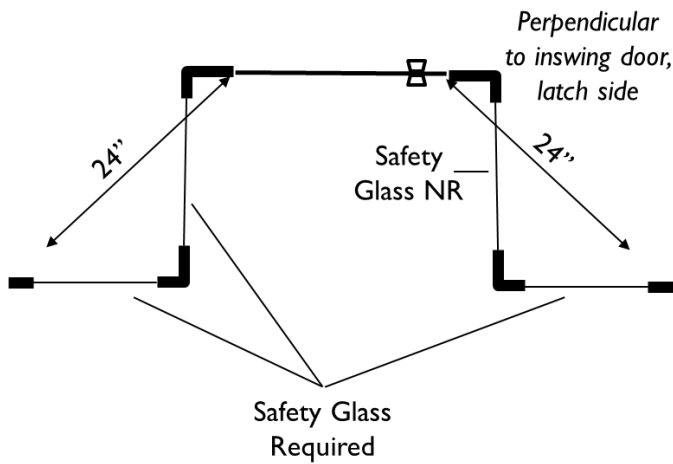
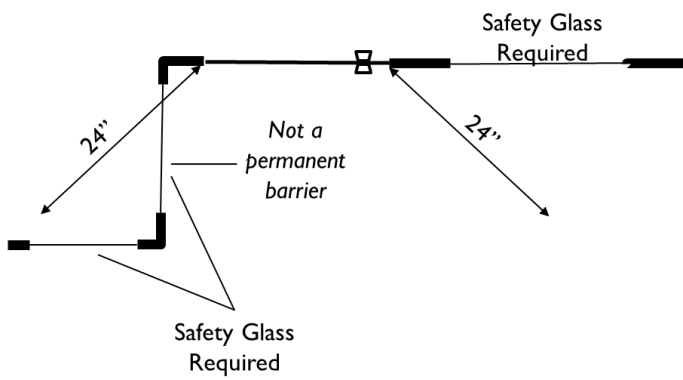
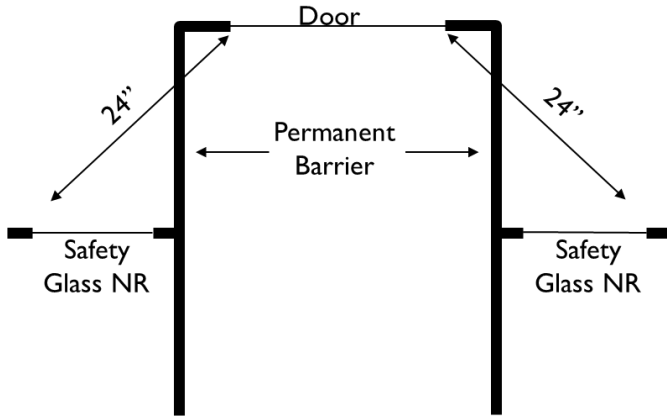
IRC 308 Safety Glazing

Doors

- Fixed or operable windows adjacent to doors
- Within 24" either side of the door *in the same plane as the door*
- Within 60" of the floor

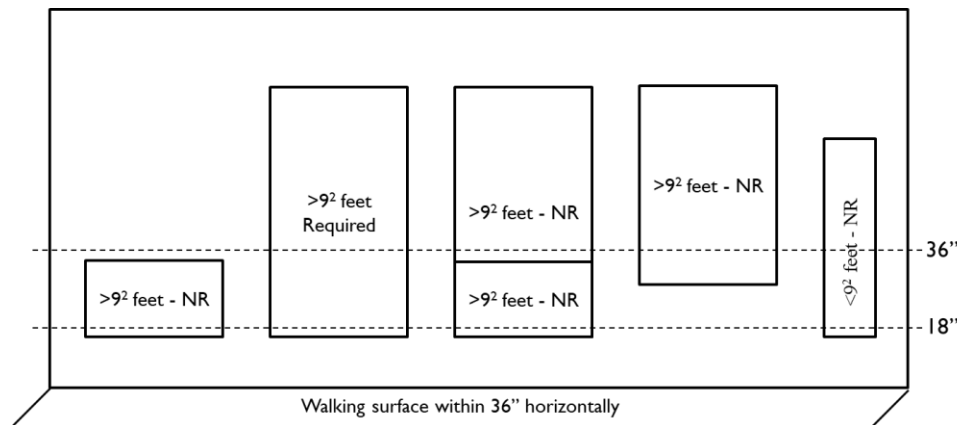


- Exceptions:
- Where there is an intervening wall or other permanent barrier between the door and the glazing
- Where access through the door is to a closet or storage area 3 feet or less in depth
- Glazing adjacent to the fixed panel of patio doors



IRC 308 Safety Glazing Picture Windows

- Safety glass required where window meets all of the following:
 1. Greater than 9 square feet
 2. Bottom edge of glass less than 18" above floor
 3. Top edge of glass more than 36" above floor
 4. Walking surface within 36" horizontally
- Exception:
 - Horizontal railing installed on accessible side
 - 34"-38" above walking surface
 - Withstand 50 PLF
 - Minimum cross-sectional of 1.5"

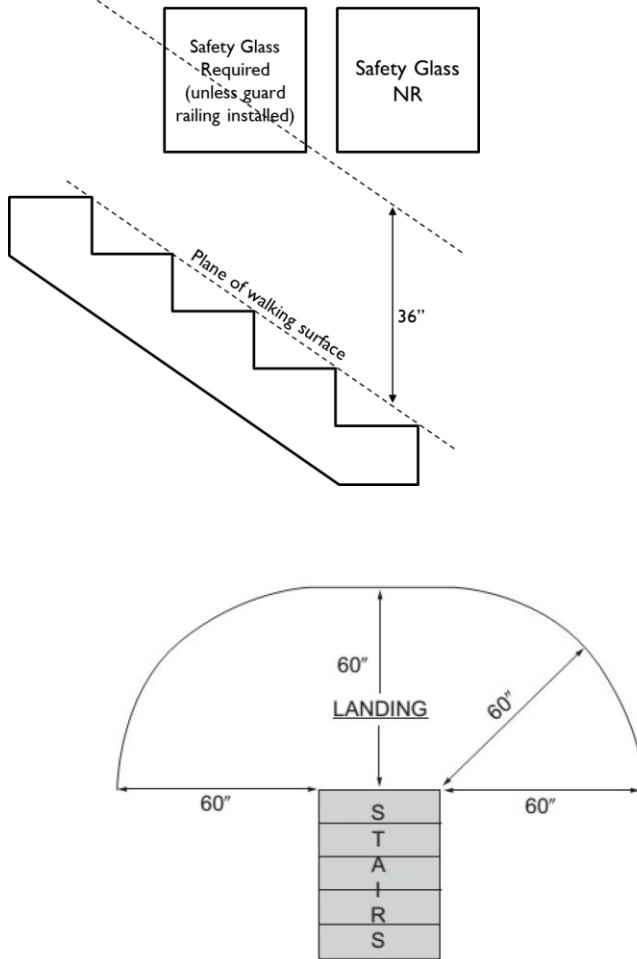


IRC 308 Safety Glazing Wet Surfaces

- Glazing enclosing tub, shower, hot tub, sauna, etc
- Less than 60" vertically from standing or walking surface
- Exception:
 - Glazing more than 60" horizontally from the water's edge of bathtub, hot tub, spa, whirlpool, swimming pool, or from edge of shower, sauna or steam room.

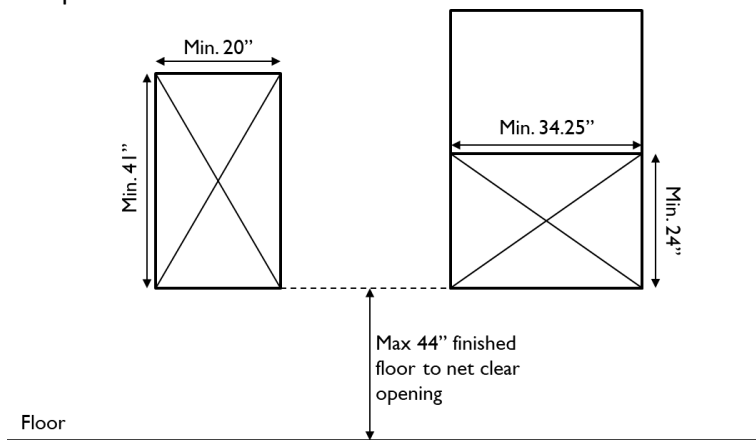
IRC 308 Safety Glazing Stairs & Ramps

- Bottom edges of glass within 36" of the plane of the walking surface
- Stairways, landings between flights, ramps
- Glass less than 36" above walking surface of landing
- Within 60" horizontal arc of 180°

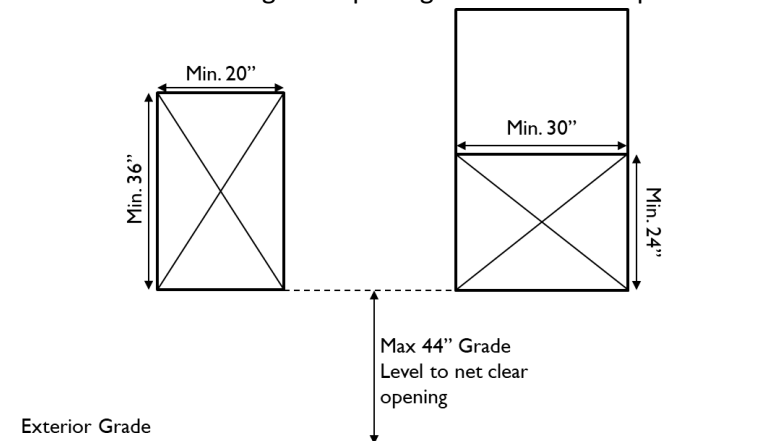


IRC 310 Emergency Escape & Rescue

- Minimum one emergency escape per:
 - *Basement*
 - *Habitable attic*
 - Every sleeping room
- Emergency escape must open into public way, court or yard
- Exception: Basements housing only mechanical equipment less than 200 SF
- Egress window net clear opening dimensions:
 - Minimum 5.7 square feet
 - Minimum 20" width
 - Minimum 24" height
- Exception:



- Grade floor or below grade openings minimum 5.0 square feet

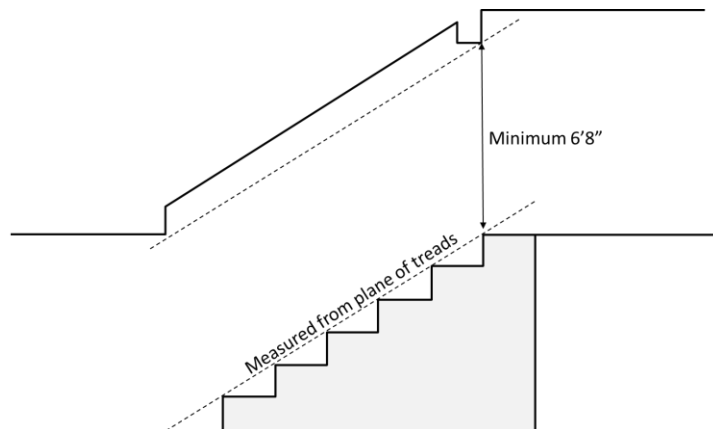
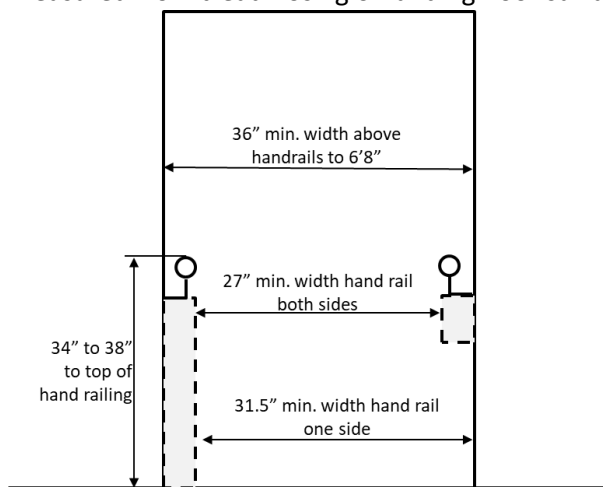


IRC 302.13 Window Wells

- Minimum 9 SF
- Minimum 3 feet in each dimension
- Window must be able to open fully
- Ladder:
 - Well depth greater than 44" requires a ladder
 - Minimum 12" width
 - Minimum 3" off of wall
 - Maximum 18" rung spacing
 - Ladder may project up to 6" into required 3' well dimension

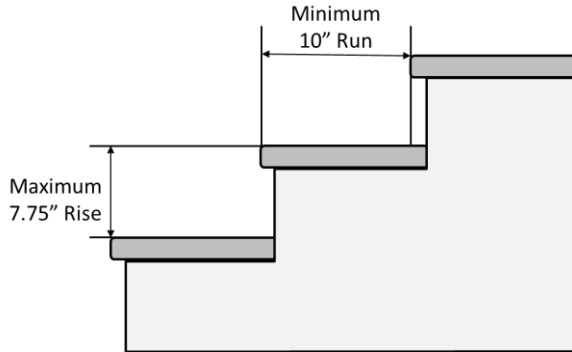
IRC 311 Stairways

- Minimum 36" width above handrails to minimum headroom height
- Headroom minimum 6'8"
- Measured from tread nosing or landing floor surface



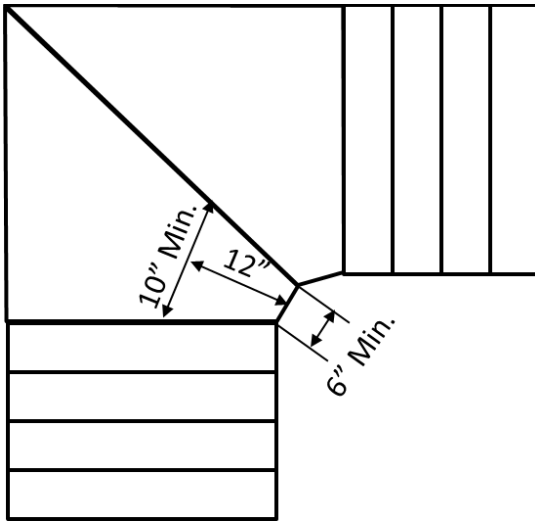
IRC 311 Stairway Risers

- Max 7-3/4" rise, measured from nose to nose
- Minimum 10" run
- Max 3/8" variance between treads
- Open risers must be guarded if more than 30" above floor or grade below



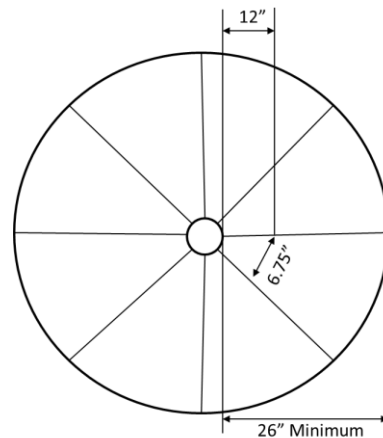
IRC 311 Winder Treads

- Winding treads minimum 6" width
- Minimum 10" width 12" from inside edge of tread



IRC 311 Spiral Stairs

- Width at or below the handrail not less than 26"
- Minimum 6-3/4" tread depth 12" from inside edge
- Max 9.5" rise
- Minimum 6'6" headroom



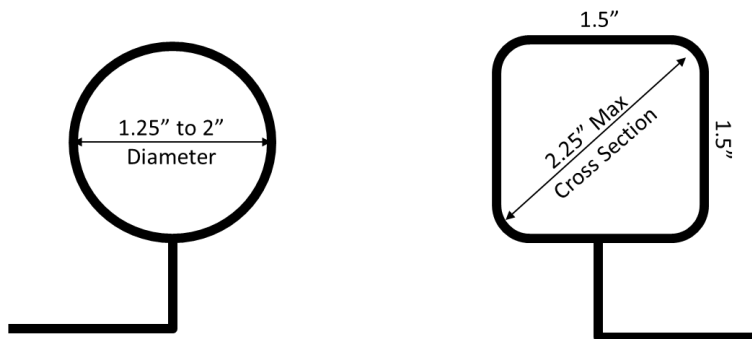
IRC 311 Handrails

- Required with 4 or more risers
- Continuous on at least one side
- 34" - 38" vertically from the tread nosing
- Exception: handrail height may exceed 38" at the start of flight as part of a guard railing
- Must be continuous from a point over the lowest riser to top riser (may be interrupted by a newel post)
- Handrail ends must return to wall or terminate in newel posts or safety terminals
- Minimum 1.5" clearance between wall and handrail

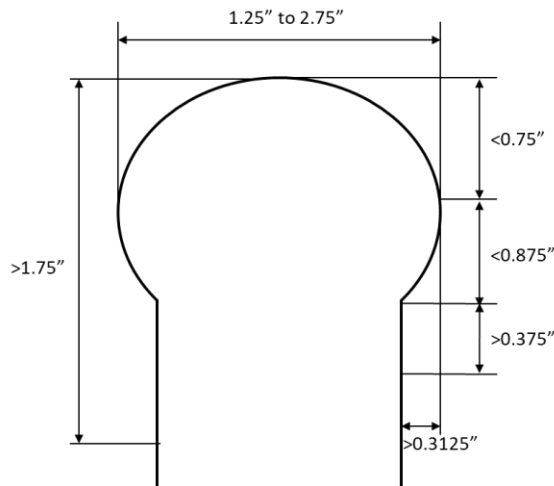
• Handrail Grip Size

- Type I Handrails:
- Circular cross section - outside diameter between 1.25" and 2"
- Not circular - Perimeter between 4" and 6-1/4", cross section not more than 2-1/4"

4" to 6.25" Perimeter

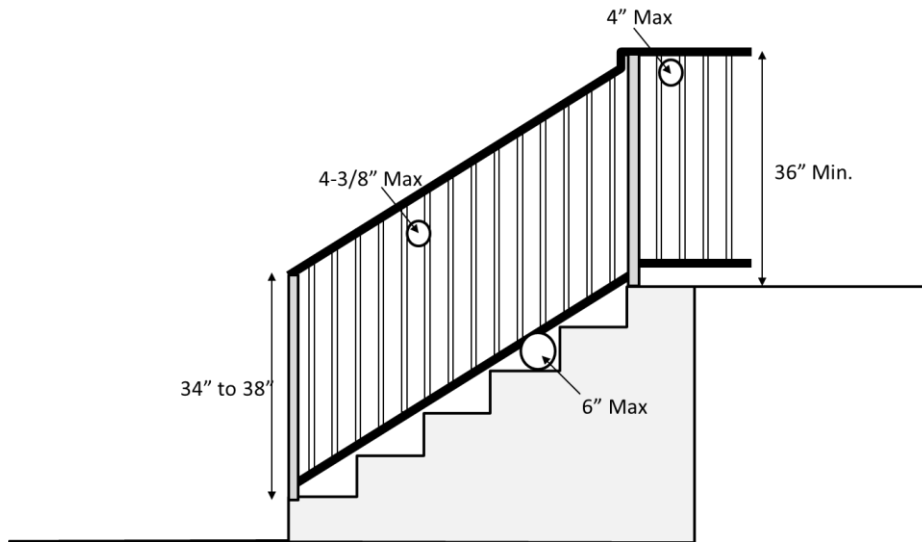


- Type II Handrails:
- Perimeter greater than 6-1/4", graspable recess on both sides
- Graspable recess begins within 3/4" of the top, 5/16" depth within 7/8" below widest part
- Recess of 3/8" to at least 1-3/4" below top of rail



IRC 312 Guards

- Open side(s) of stairs, ramps, landings more than 30" above floor or grade level
- Minimum 36" guard height
- Minimum 34" guard height from nosing of stair treads
- 34" to 38" where top of guard serves as a stair handrail
- Not allow the passage of a 4" sphere
- 4-3/8" sphere for stair guards
- 6" sphere for triangular stair opening at treads



IRC 314 Smoke Alarms

- Required in each sleeping area, outside each separate sleeping area in immediate vicinity, and on each additional story
- Not required on split levels less than one story where there is not an intervening door
- Smoke alarms must be interconnected - wired or wireless
- Must be connected to building power and battery backup

IRC 315 Carbon Monoxide Alarms

- Required in dwellings with fuel fired appliances or attached garages
- Installed outside each separate sleeping area
- Installed in each bedroom where a fuel fired appliance is located in the bedroom or adjoining bathroom
- Interconnected where more than one

This is not a complete list, please let us know if you have any questions!

Sincerely

Robert Moss

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