

**THE CITY OF FREDERICK
MAYOR AND BOARD OF ALDERMEN**

RESOLUTION NO: 12-24

A RESOLUTION concerning

Amendments to the 2012 International Residential Code

BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF FREDERICK that the International Residential Code (2012), as adopted in Chapter 5 of the Frederick City Code, 1966 (as amended), is hereby amended as follows:

**(a) CHAPTER 2. DEFINITIONS
SECTION R202 DEFINITIONS**

Amend the definition of "townhouse" as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least [two sides] one side.

**(b) CHAPTER 3. BUILDING PLANNING
TABLE R301.2(1)**

Fill in table as follows:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	[FLOOD HAZARDS]	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed mph	Topographic effects		Weathering	Frost Line Depth	Termite					
<u>30 psf</u>	<u>90</u>	<u>No</u>	<u>B</u>	<u>Severe</u>	<u>30 inches</u>	<u>Moderate to Heavy</u>	<u>12 F</u>	<u>Optional</u>	<u>---</u>	<u>Greater than 1500</u>	<u>52° F</u>

**(c) CHAPTER 3. BUILDING PLANNING
SECTION R302. FIRE-RESISTANT CONSTRUCTION
TABLE R302.6 Dwelling/Garage Separation**

Add footnote to "From all habitable rooms above the garage", to read as follows:

¹ Not less than ½ inch gypsum board or equivalent when the garage is protected with fire sprinklers, such as through the use of dry sidewall or dry pendent sprinklers, in a manner approved by the AHJ.

**(d) CHAPTER 3.
SECTION R302. FIRE-RESISTANT CONSTRUCTION
Section R302.7 Under-stair protection.**

Add the following exception:

Exception: Half-inch gypsum board on the enclosed side is not required when the space is provided with fire sprinkler protection.

(e) **CHAPTER 3. BUILDING PLANNING**
SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENINGS

Section R310.1 Emergency escape and rescue required.

Amend as follows:

R310.1 Emergency escape and rescue required. [Basements, habitable attics] All new basements and every sleeping room shall have at least one operable emergency escape and rescue opening. [Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room.] Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).

(f) **CHAPTER 3. BUILDING PLANNING**
SECTION R311. MEANS OF EGRESS
Section R311.3.1 Floor elevations at the required egress doors.

Amend as follows:

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall not be more than 1 ½ inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall not be more than [7 ¾ inches (196 mm)] 8 ¼ inches (210 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

(g) **CHAPTER 3. BUILDING PLANNING**
SECTION R311. MEANS OF EGRESS
Section R311.7.5.1 Risers.

Amend as follows:

R311.7.5.1 Risers. The maximum riser height shall be [7 ¾ inches (196 mm)] 8 ¼ inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30

degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

(h) **CHAPTER 3. BUILDING PLANNING**
SECTION R311. MEANS OF EGRESS
Section R311.7.5.2 Treads.
Amend as follows:

R311.7.5.2 Treads. The minimum tread depth shall be [10 inches (254 mm)] 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

(i) **CHAPTER 3. BUILDING PLANNING**
SECTION R311. MEANS OF EGRESS
Section R311.7.5.3 Nosings.
Amend the exception as follows:

Exception: A nosing is not required where the tread depth is a minimum of [11 inches (279 mm)] 10 inches (254 mm).

(j) **CHAPTER 3. BUILDING PLANNING**
SECTION R311. MEANS OF EGRESS
Section R311.7.8.2 Continuity
Amend as follows:

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1\frac{1}{2}$ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
3. Where walls are non-continuous, alternative non-continuous handrails may be approved by the code official on a case-by-case basis.

(k) **CHAPTER 3. BUILDING PLANNING**
SECTION R312. GUARDS AND WINDOW FALL PROTECTION
Section R312.2. Window fall protection
Delete in its entirety (including R 312.2.1 Window sills and R312.2.2 Window opening control devices).

(l) **CHAPTER 3. BUILDING PLANNING**

SECTION R322. FLOOD-RESISTANT CONSTRUCTION

Delete in its entirety and add note as follows:

Refer to the City's Floodplain Ordinance (Chapter 25, Article VII of the Frederick City Code).

(m) CHAPTER 4. FOUNDATIONS

SECTION R403. FOOTINGS.

Section R403.1.4.1 Frost protection.

Amend as follows:

Section R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
- ~~2. Constructing in accordance with Section R403.3;~~
- ~~3.] 2. Constructing in accordance with ASCE 32; or~~
- ~~4.] 3. Erected on solid rock.~~

Exceptions:

1. Protection of freestanding accessory storage structures with an area of ~~[600]~~ 400 square feet [(56 m²)] or less, of light-frame construction, with] less and an eave height of 10 feet (3048 mm) or less shall not be required;
2. ~~[Protection of freestanding accessory structures with an area of 400 square feet (37 m²) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.]~~ Structures with an area of 400 square feet or more will require permanent footings or foundations in accordance with the Building Code.
3. Decks not supported by a dwelling ~~[need not be provided with]~~ will require footings ~~[that extend below the frost line]~~ in accordance with the Building Code unless joist members are in direct contact with the earth.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

(n) CHAPTER 4. FOUNDATIONS

SECTION R403. FOOTINGS.

Section R403.3 Frost protected shallow foundations.

Delete in its entirety

(o) PART IV—ENERGY CONSERVATION

Delete Part IV in its entirety and add note as follows:

Note: For the applicable requirements concerning energy efficiency, refer to the 2012 International Energy Conservation Code.

(p) PART V -- MECHANICAL

Delete Part V in its entirety and add note as follows:

Note: For the applicable requirements concerning mechanical systems, refer to the City's mechanical code (adopted in Chapter 5 of the City Code) and the mechanical code adopted pursuant to § 9A-205, Business Regulations Article, Annotated Code of Maryland.

(q) PART VI – FUEL GAS

Delete Part VI in its entirety and add note as follows:

Note: For the applicable fuel gas requirements, refer to the National Fuel Gas Code as adopted by the Maryland State Plumbing Code, which is adopted by reference as part of the City's Plumbing Code (Chapter 16 of the Frederick City Code).

(r) PART VII -- PLUMBING

Delete Part VII in its entirety and add note as follows:

Note: For the applicable requirements concerning plumbing, refer to the City's Plumbing and Gas Code (Chapter 16 of the Frederick City Code), which adopts by reference the Maryland Plumbing Code.

(s) PART VIII -- ELECTRICAL

Delete Part VIII in its entirety and add note as follows:

Note: For the applicable requirements concerning electrical work, refer to the City's Electrical Code (Chapter 26 of the Frederick City Code) and the National Electrical Code as adopted and enforced pursuant to the Maryland Annotated Code, Public Safety Article, Title 12, Subtitle 6.

(t) APPENDICES

(1) The following appendices are adopted in their entirety:

Appendix F (Radon Control Methods);

Appendix G (Swimming Pools, Spas and Hot Tubs); and

Appendix K (Sound Transmission).

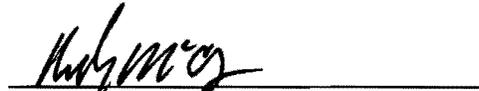
(2) The remaining appendices (A, B, C, D, E, H, I, J, L, M, N, O, P, and Q) are not part of the IRC and are not being adopted.

**BE IT FURTHER RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF
FREDERICK** that this Resolution shall take effect on September 1, 2012.

ADOPTED AND APPROVED THIS 16th DAY OF August, 2012.



Witness



Randy McClement, Mayor

Approved for Legal Sufficiency:



Legal Department