

In an effort to simplify and assist with design requirements, the following document was assembled to reflect both the City of Coeur d'Alene and the State Building Code Board 2012 International Residential Code (IRC) Amendments. These amendments are effective as of January 1, 2015.

**IDAPA 07  
TITLE 03  
CHAPTER 01**

**07.03.01 - RULES OF BUILDING SAFETY**

- 02. International Residential Code.** 2012 Edition with the following amendments: (3-20-14)
- a.** Delete exception No. 1 contained under IRC section R101.2 - Scope. (3-20-14)
- b.** Delete exception No. 2 contained under IRC section R101.2 - Scope, and replace with the following: Owner-occupied lodging houses with five (5) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings. (10-1-14)T

**CITY OF COEUR D'ALENE AMENDMENT:**

*Section R101.2. Add the following sentence to the end of the section:*

*Detached one-and-two-family dwellings and townhouses will be classified as an R-3 occupancy. All garages, shops, and accessory structures will be classified as a U occupancy.*

*Section R103.2 is not adopted.*

*Section R103.3 is not adopted.*

*Section R104.10.1. Delete entire section.*

- c.** Delete item No. 2 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Fences not over six (6) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other applicable land use regulations governing the installation, height, type or other aspect. (4-7-11)
- d.** Delete item No. 7 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep. (4-7-11)
- e.** Add the following item No. 11 at the end of the "Building" subsection of IRC section R105.2 - Work exempt from permit: Flag poles. (3-20-14)

**CITY OF COEUR D'ALENE AMENDMENT:**

Section R106.1 is amended to read as follows:

**R106.1 General.** Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, structural observation programs and other data shall be submitted in one (1) paper set and one (1) PDF of the plan set on a CD for each application for a permit. The architectural construction documents shall be prepared by an architect licensed to practice by the state of Idaho. The building official shall have the option to stipulate that an Idaho licensed engineer in the appropriate engineering discipline (structural, mechanical, electrical, civil, geotectonic, acoustical, etc.) of his or her expertise may submit supplemental construction documents supportive and complementary to the architect's construction documents.

Where special conditions exist, the building official may authorize a registered professional engineer acting within the discipline of his or her expertise and at the stipulation of the building official acting jointly or in association with a licensed architect to prepare construction documents and require site construction observation for buildings or shelters not intended, designed or constructed for human habitation or occupancy.

**Exception:** The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional of any architectural or engineering service in the erection, enlargement, alteration or repair of any building where such building to be or is used as a single family residence not exceeding three (3) stories in height and multiple height and multiple family residence of three adjoining dwelling units not exceeding three (3) stories in height. Or as a farm building or for the purpose of out buildings or auxiliary building in connection with such residence or farm premises or if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

Those individuals who furnish only interior design or decoration or space planning or space design services within existing structures which do not involve the construction or adherence to requirements of the international residential code (IRC) including the Americans with disabilities act (ADA) American national standard accessible and usable building and facilities ICC/ANSI-A117 will not be required to be a registered design professional. This exemption only allows the use of moveable partitions, rails, counters, cabinets, space dividers, furniture and similar types of equipment which do not exceed a height of five feet, nine inches above floor in the execution of the plans or design of a particular space or the creation of exits corridors, stairways and disturbances of existing structural components as defined by the IRC.

**Section R106.1.3.** Delete entire section.

f. Delete IRC section R109.1.3 and replace with the following: Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, the building official is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in section R322. (3-29-10)

**CITY OF COEUR D'ALENE AMENDMENT:**

**Section R109.1.3.** Delete entire section.

**Section R301.2.3 Snow Loads.** Delete section and replace with the following:

Wood framed construction, cold-formed steel framed construction and masonry and concrete construction in regions with ground snow loads 70 psf (3.35 kN/m<sup>2</sup>) or less, shall be in accordance with chapters 5, 6 and 8. Buildings in regions with ground snow loads greater than 70 psf (3.35 kN/m<sup>2</sup>) shall be designed in accordance with accepted engineering practice. The minimum roof design snow load shall be forty (40) pounds per square foot. A ground snow load of sixty (60) pounds per square foot shall be used for roof drifting snow load design. No manufactured home, commercial coach or modular building shall be placed that has not been constructed to withstand a minimum forty (40) pound per square foot roof load, or the owner has provided for a separate roof cover that is constructed to provide the required roof load, except that manufactured homes that are already installed in a location within the city limits at the time of the passage of this section may remain without having to meet the minimum roof load set forth herein. Any manufactured home allowed to remain under this section may be moved to a different location within the city limits without having to meet the forty (40) pound roof load providing that it meets all zoning requirements contained in [title 17](#) of the city code.

g. IRC Table R302.1 Exterior Walls -- delete the figures contained in the last column of the table under the heading Minimum Fire Separation Distance for the “Walls” and “Projections” elements, and replace with the following:

| Minimum Fire Separation Distance         |                  |
|--|------------------|
| Walls (fire-resistance rated):           | < Three (3) Feet |
| Walls (not fire-resistance rated):       | ≥ Three (3) Feet |
| Projections (fire-resistance rated):     | < Three (3) Feet |
| Projections (not fire-resistance rated): | ≥ Three (3) Feet |

(3-20-14)

h. Delete the exception contained under IRC section R302.2 -- Townhouses, and replace with the following: Exception: A common one-hour or two-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 the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4. (3-29-10)

**CITY OF COEUR D’ALENE AMENDMENT:**

**Section R302.2 Townhouses.** Delete the exception and replace with the following:

**Exception:** A two (2) 1-hour fire-resistance rated wall assembly or a common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses. If two (2) 1-hour walls are used, plumbing and electrical installations within the wall cavity shall conform with fire-resistance penetration requirements in accordance with section R302.4 through R302.4.2 for each of the two (2) 1-hour rated walls. The 2-hour fire-resistance rated common wall shall not contain plumbing or mechanical equipment, ducts or vents within its wall cavity. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

**Section R302.3 Two-Family Dwellings.** Delete exception 1.

**Section R302.5.3.** Delete section and replace with the following:

Penetrations through the separation required in section R302.5.1 shall be protected with approved materials to resist the passage of flame and products of combustion. The materials filling the penetration annular space shall meet the requirements of ASTM E 814 or UL 1479.

**Section R302.6 Separation Required.** Delete section and replace with the following:

The private garage shall be separated from the dwelling unit or any conditioned space, including attic areas and supporting members with no less than one (1) layer of  $\frac{5}{8}$ " type 'X' gypsum wallboard or equivalent on the garage side. The garage side of a roof/ceiling assembly, floor/ceiling assembly, and steel supporting members shall be protected with not less than two (2) layers of  $\frac{5}{8}$ " type 'X' gypsum wallboard or equivalent. If a common door is provided, it shall be a self-closing, tight-fitting solid-wood door  $1\frac{3}{8}$  inches in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than  $1\frac{3}{8}$  inches (34.9 mm) thick.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Garages, including the attic space, located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than one (1) layer of  $\frac{5}{8}$ " type 'X' gypsum wallboard or equivalent on the garage side.

**Section R302.7 Under Stair Protection.** Delete section and replace with the following:

Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with  $\frac{5}{8}$ -inch type X gypsum board.

i. Delete IRC section R303.4. (3-20-14)

j. Delete the exception contained under IRC section R313.1 -- Townhouse automatic fire sprinkler systems, and replace with the following: Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where a two-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. (3-29-10)

**CITY OF COEUR D'ALENE AMENDMENT:**

**Section R313.1 Townhouse Automatic Fire Sprinkler Systems.** Delete the exception and replace with the following:

**Exception:** Automatic residential fire sprinkler systems shall not be required in townhouses where either two (2) 1-hour fire-resistance rated walls or a common 2-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

k. Delete IRC section R313.2. (3-29-10)

l. Add the following to IRC section R315.3 - Where required in existing dwellings: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section; and 2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section. (3-20-14)

m. Delete IRC section R322.1.10. (3-29-10)

**CITY OF COEUR D'ALENE AMENDMENT:**

**Section R322 Flood-Resistant Construction** is deleted.

n. Delete IRC section R322.2.2 subparagraph 2.2, and replace with the following: The total net area of all openings shall be at least one (1) square inch (645 mm<sup>2</sup>) for each square foot (0.093 m<sup>2</sup>) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters. (3-20-14)

**CITY OF COEUR D'ALENE AMENDMENT:**

**Section R403.1.4.1 Frost Protection.** Delete method 1 and replace with the following:

1. Extending below the frost line specified in table R301.2(1); with a minimum twenty-four (24) inches from ground surface to the bottom of a footing.

**Delete tables R404.1.1(1), R404.1.1(2), and R404.1.1(3).**

**Section R404.1.2 Concrete Foundation Walls.** Delete section and replace with the following:

Concrete foundation walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Minimum reinforcement for foundation walls (unless closer spacing is specified by design or engineering specifications) which do not exceed four (4) feet in height shall be four (4) feet on center for vertical reinforcement and two (2) feet on center for horizontal reinforcement. Foundation walls over four (4) feet in height (unless closer spacing is specified by design or engineering specifications) shall be eighteen (18) inches minimum on center for horizontal and vertical reinforcement. All continuous footings will require a minimum two (2) continuous horizontal reinforcing bars. Reinforcing bars shall be a minimum size of #4 and may be a minimum grade forty (40).

**o.** Delete IRC section R501.3 and its exceptions. (3-20-14)

**p.** Delete IRC section R602.10 and replace with the following: Wall bracing. Buildings shall be braced in accordance with this section or, when applicable section R602.12, or the most current edition of APA System Report SR-102 as an alternate method. Where a building, or portion thereof, does not comply with one (1) or more of the bracing requirements in this section, those portions shall be designated and constructed in accordance with section R301.1. (3-20-14)

**q.** Delete section N1102.4.3 and replace with the following: Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air. (4-4-13)

**r.** Chapter 11 [RE] Energy Efficiency - The following sections and tables of chapter 11 shall be amended in accordance with the requirements contained below in Subsection 004.04 of these rules which correspond to the appropriate section: (3-20-14)

- i. Table N1102.1.1 (Table R402.1.1) - Insulation and Fenestration Requirements by Component; (3-20-14)
- ii. Table N1102.1.3 (Table R402.1.3 - Equivalent U-Factors; (3-20-14)
- iii. Table N1102.2.6 (Table R402.2.6) - Steel-Frame Ceiling, Wall and Floor Insulation (R-Value); (3-20-14)
- iv. Section N1102.4.1 (R402.4.1) Building Thermal Envelope; (3-20-14)
- v. Section N1102.4.1.1 (R402.4.1.1) - Insulation; (3-20-14)
- vi. Table N1102.4.1.1 (Table R402.4.1.1) - Air Barrier and Insulation Installation; (3-20-14)
- vii. Section N1102.4.1.2 (R402.4.1.2) Testing Option; (3-20-14)
- viii. Add Section N1102.4.1.3 (R402.4.1.3) - Visual Inspection Option; (3-20-14)
- ix. Add Section N1102.6 (R402.6) - Residential Log Home Thermal Envelope; (3-20-14)
- x. Add Table N1102.6 (Table R402.6) - Log Home Prescriptive Thermal Envelope Requirements by Component; and (3-20-14)
- xi. Section N1104.1 (R404.1) - Lighting Equipment. (3-20-14)

**CITY OF COEUR D'ALENE AMENDMENT:**

**Section G2406.2. Delete items 3 and 4.**

**Section G2445 is not adopted.**

**Part VII. Plumbing and Part VIII. Electrical are not adopted.**

**Appendices are not adopted except for:**

*Appendix G as it applies to swimming pools only; and*

*Appendix K Sound Transmission with the STC rating of 45 in sections AK102.1 and AK103 amended to: 50 (45 if field tested).*