

IMPORTANT NOTICE

BUILDERS AND CONTRACTORS WORKING IN NORTH RICHLAND HILLS, TEXAS

January 2, 2015

RE: City Council Adopts 2012 I-Codes.

The City of North Richland Hills has adopted the 2012 I-Codes as published by the International Code Council. The adopted codes include the 2012 International Building, the 2012 International Residential Code, the 2012 International Plumbing Code, the 2012 International Mechanical Code, and the 2012 International Fuel Gas Code. Please note that the city has amended the published codes in several areas utilizing the North Central Texas Council of Governments Recommended Regional Amendments, as well as a number of specific local amendments.

All regional and local amendments can be found under Chapter 98 of the North Richland Hills Code of Ordinances at www.nrhtx.com.

The International Family of codes are copyrighted documents and are not reproduced on the city's website; however, copies of the I-Codes can be found at the North Richland Hills Public Library or purchased from the International Code Council at www.iccsafe.org. You may also view the codes at <http://publicecodes.cyberreqs.com/icod/index.htm>.

Residential Construction - Significant items

1. Section R303.5.1 – Key change with increase in minimum distance between a contaminant source and an outdoor air intake located below the source – 2 feet to 3 feet.
2. Section R308.4 - Hazardous Locations for Glazing has been reformatted. The major technical change is to require safety glazing adjacent to stairs and landings when the bottom edge is less than 36" above floor where previously it was 60".
3. Section R310.2.2 - New section that will require proper drainage for window wells connected to the foundation drainage system or other approved method.
4. Section R312 - Establishes the requirements for window fall protection.
5. Section R313 – Single-family homes are required to be sprinkled per section R313; however, state law gives builders the option to omit them. Builders who choose to omit fire sprinklers must submit a copy of an affidavit (which has been filed with Tarrant County) with their building permit applications notifying all subsequent homeowners that you have invoked Section 1301.551 of the Texas Occupations Code and omitted the residential fire sprinkler system otherwise required by Section R313 of the 2012

International Residential Code. Several lawsuits have taken place across the country where homeowners have sued the city and their builders for failure to notify them that their homes didn't meet minimum IRC standards with regard to the fire sprinkler system.

6. Section R315 – Carbon monoxide detectors are now required in all homes with attached garages and/or gas appliances. CO detectors must be interconnected with the smoke alarm system.
7. A new section has been added containing minimum standards for securely attaching a wood deck to the dwelling structure.
8. Section R501.3 will require floor assemblies to be provided with ½" drywall, 5/8" wood panel, or equivalent to be installed on the underside of floor framing unless fire sprinklers are installed.
9. Section R602.10 – The wall bracing provisions have undergone a major overhaul from the 2006 provisions, reorganizing and revising the text for technical accuracy and clarity. Wall bracing plans must be submitted with all new house plans.
10. Section R602.12 – This is a new section in the 2012 code edition and allows the designer alternate methods to brace walls.
11. Section R703.8 of the 2012 IRC has been revised to provide several alternatives for the installation of flashing at window and door openings.
12. Section R905.2.8.5 - Will now require drip edge for asphalt shingles.
13. 2009 International Energy Conservation Code provisions remain in effect as these are the current minimum standards required by the State Energy Conservation Office.
14. Section R905.16 – This is a new section on the use and application of photovoltaic modules/shingles.
15. Chapter 13 – This section has consolidated the ground clearance requirements for mechanical equipment and expanded the requirements for protecting appliances from vehicle impact. The 2012 code edition added new provisions that mandate a manufacturer mark on each length of pipe and tubing.
16. Chapter 14 – Refrigerant caps required. No key changes observed for Heating and Cooling Equipment and Appliances.
17. Chapter 15 –Maximum dryer exhaust length has been changed to 35 feet. Ventilation exhaust ducts concealed within walls and ceilings must be hard-piped and cannot use flexible duct.
18. Section M1503.4 – Requires makeup air for kitchen exhaust hoods with high velocity fans. Make-up is required when exceeding more than 400 CFM.
19. Section M1506 – "Exhaust Openings" section has been added and will provide minimum clearances between air exhaust terminations and openings into buildings – 3' from property lines, 3' from operable and non operable openings and 10' from mechanical air intakes.
20. Chapter 16 – Ignition barrier required on all exposed foam insulation installed in attics. All homes provided with foam attic insulation must have the foam protected with an ignition barrier (typically sprayed on) regardless of the type of foam. This has been standard practice in NRH for some time due to most attics being used for storage purposes; however, an amendment was made to clarify this requirement.
21. Section P2709.1 and 2709.2 – Sections have added requirements for shower receptor installation.
22. Section P3103.5 – The 2012 code edition changed the minimum clearance for vent terminals above openings within 10 feet from 2 feet to 3 feet.
23. 2014 NEC is the now the state electrical code of Texas.
24. Significant reductions have been made to the allowable spans tables for Southern Yellow Pine.
25. Lightning resistant CSST is the only type of CSST allowed to be installed in new installations.

As always, we appreciate our contractors and look forward to working with everyone as we transition to the newly adopted codes. The 2012 versions of the International Mechanical Code, Fuel Gas and Building Code have also been adopted.

Please feel free to call our office at 817.427.6300 if you have any questions. We're here to help.

Most sincerely,

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