



Top 10

Significant Changes to the 2018 International Residential Code

The 2018 IRC will likely be promulgated by the S. C. General Assembly in 2019 and the 2018 I-codes would then go into effect on **January 1, 2020**. We want to thank all those who worked for more than a year and a half to review the codes and make and fight for suggested modifications. The HBASC lead in the discussion, proposal and adoption of our state code modifications. This list will review the key changes and modifications between the 2015 and 2018 IRC Codes that may affect the way our members build. Included are changes that have been approved and benefit the construction industry and those that members need to be aware of. This **is not** a comprehensive collection of all of the changes that were made to the 2018 I-Codes.

Top 10 Significant Changes and Continued Modifications to the 2018 International Residential Code

- 1. Sections 301.2 and 301.2.2.1-Wind & Seismic Maps.** The HBA of SC supported a study to be funded by the S. C. General Assembly and produced by The Citadel to review and address the probabilistic hazard maps. This will ensure that houses in S. C. are built on the needs and hazards of our state.
- 2. Section 301.2.1.2 Protection of openings.** This change replaces 2-story limit on use of wood structural panels for wind-borne debris protection with limit based on 45-foot mean roof height.
- 3. Section 302.1 Exterior Walls.** This modification maintained the minimum fire separation distance for improvements constructed on a lot where the local governing authority has prior to the implementation of IRC 2012.
- 4. Section 302.5.1 Opening Protection.** The existing modification was maintained to remove the use of a self-closing device.
- 5. Section 313 One-and -Two Family Dwellings Automatic Fire Systems.** This modification maintains that residential fire sprinklers continue to be an option, but are not mandated.
- 6. Section R318.1 Protection Against Subterranean Termites.** This modification adds an additional method to allow treatments to be conducted under the S.C. Pesticide Control Act and enforced by the Clemson University Department of Pesticide Regulation.
- 7. Section R318.4 Foam Plastic Protection.** This modification adds language to allow foam plastics to provide an inspection gap for crawlspace applications.
- 8. Section M1502.4.2 Duct Installation.** Language would allow exhaust ducts to be supported at intervals not to exceed 8 feet and ducts will no longer be required to be joined with screws.
- 9. Appendix Q Tiny Houses.** By adding Appendix Q builders will have more options and flexibility for small home construction.
- 10. Section E3902.16 Arc-Fault Circuit Interrupter Protection.** Language rolls back code to earlier version that would remove the use of AFCIs in kitchens and laundry rooms.

