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# Chapter 1: Administration

## General

Section Title: Scope (exceptions)	
2009	2012
<p><b>R101.2</b> The code adds an exception to the scope that allows live/work units to be constructed under the IRC when they comply with Section 419 of the IBC.</p>	<p><b>R101.2</b> The 2012 code adds an exception to the scope that allows this code to be applied to owner-occupied lodging houses with five or fewer guestrooms. A typical lodging house is a bed and breakfast.</p>



The 2009 IRC added an exception to the scope to permit live/work units to be constructed using the IRC. However, the specific code provisions for live/work units including size limitations and uses, are found in Section 419 of the *International Building Code*<sup>®</sup> (IBC<sup>®</sup>). A live/work unit is defined in the IBC as a dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. The live/work unit concept permits both residential and commercial functions within a dwelling unit without fire-resistance-rated separations between the uses or stair enclosures. This concept of design and construction allows a public service business with employees working within a residence and allows the public to enter the work area of the unit to acquire service. A home office that comprises no more than 10 percent of the dwelling unit, for example, a small home office for an architect or consultant does not create a live/work unit under the IBC definition and would not be subject to these IBC requirements.

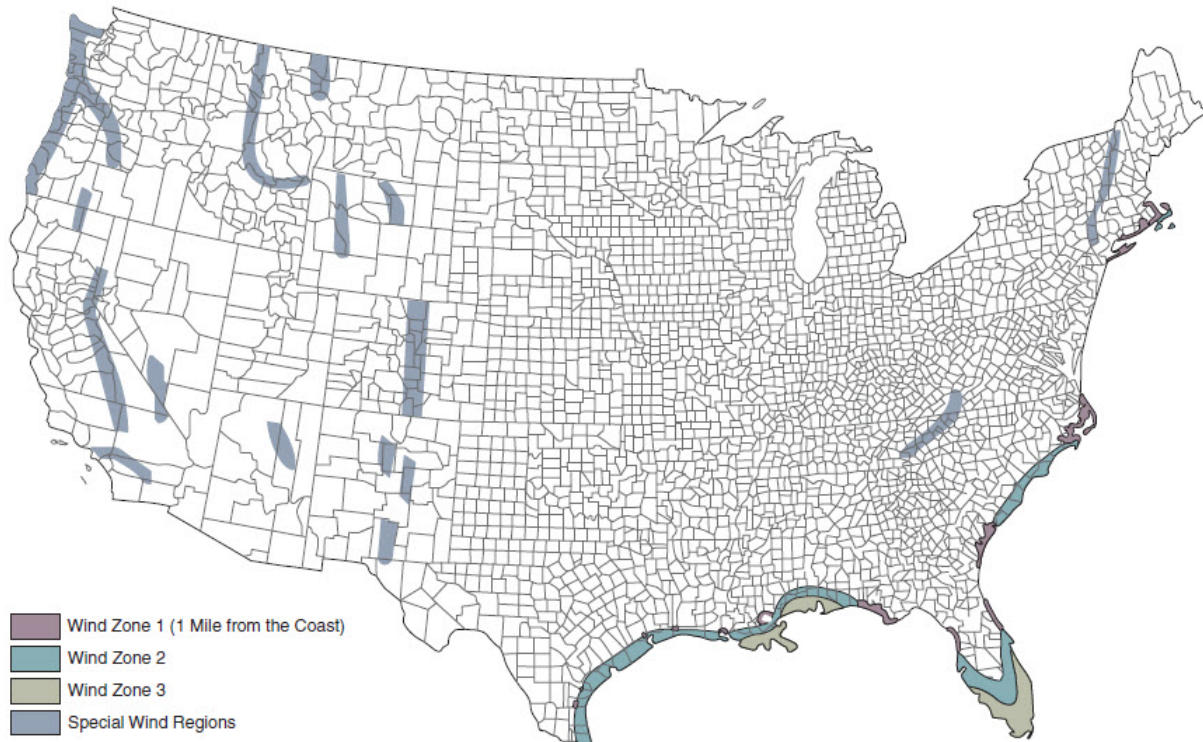
The 2012 code adds an exception to the scope that allows the IRC to be applied to owner-occupied lodging houses, such as a bed and breakfast establishment, with five or fewer guest rooms. The addition of the definition for “Lodging house” in Chapter 2 encompasses “owner-occupied” rental lodging within dwelling units. This is distinct from hotels and boarding houses, which are not occupied as single-family units and are covered in the IBC.

Section Title: Wind-borne Debris Regions		
2006	2009	2012
		<p><b>Figure R301.2(4)C (NEW)</b></p> <p>This new map has been added indicating wind-borne debris regions and providing wind zones to establish the missile types for use in the wind-borne debris tests. The definition for windborne debris region has also been revised to delete references to wind speed and proximity to the coast in favor of referencing the new map.</p>



This section updates and coordinates the provisions of the 2012 IRC with those of the 2010 edition of ASCE 7 for the determination of wind loads, specifically to incorporate the effect of the new wind speed maps that have been adopted into ASCE 7.

**Figure 4: Wind Debris Regions**



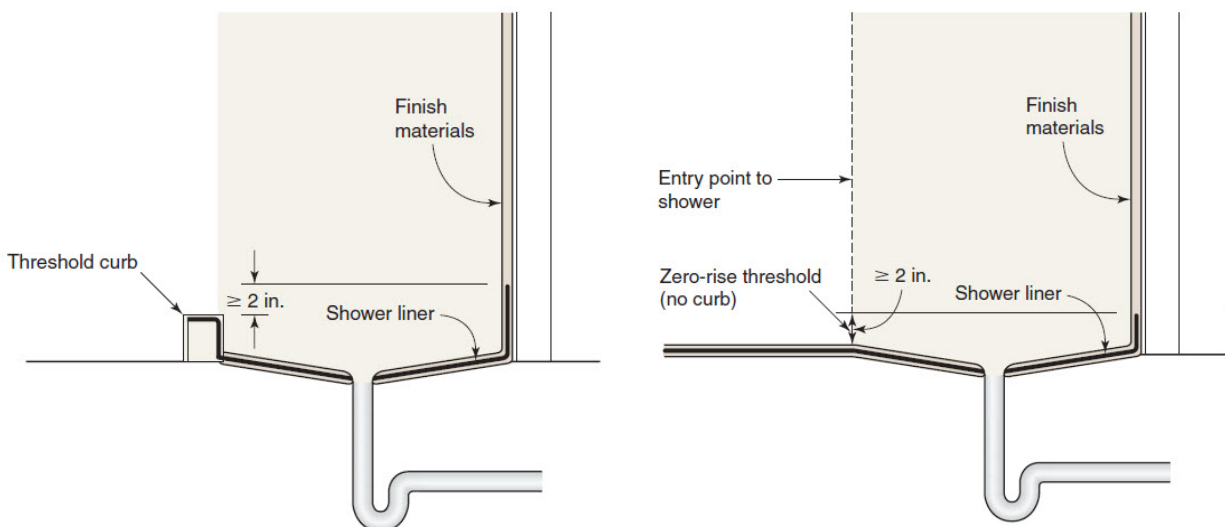
In bonded, waterproof systems the tile bond coat is very thin, typically between  $\frac{3}{32}$  inch (2 mm) and  $\frac{1}{8}$  inch (3 mm). Thus, there is very little material to soak up water during shower use. What little is absorbed evaporates relatively quickly, allowing the assembly to dry completely between uses. As such, the potential for mold growth within the system is eliminated.

Load bearing, bonded waterproof membranes offer a superior system for waterproofing in tile shower applications and should be made available to the building community through inclusion in Section 417 of the International Plumbing Code and Section P2709 of the International Residential Code. With increased awareness of moisture and mold issues related to construction and public health, making this change to the code will provide immediate and tangible benefits to the construction industry.

Substantiation: Load bearing, bonded waterproof membranes have been used successfully for over 20 years in North America. The ANSI A118.101 “American national standard specifications for load bearing, bonded, waterproof membranes for thin-set ceramic tile and dimension stone installation” was first published in 1993 and serves as the consensus national standard for such membranes. This is in keeping with the ICC requirement to reference codes that are developed and maintained through a consensus process such as ASTM or ANSI. The ANSI A118.10 specifications include requirements for mold growth resistance, seam strength, breaking strength, shear (bond) strength, dimensional stability and degree of waterproofing to ensure that the membranes provide suitable performance for waterproofing tiled showers.

This is inconsistent with IPC Section 417.5.2 which calls for 2 inches (50.8 mm). There is no technical justification for a 3-inch (76.2 mm) dimension that brings uniformity to the two documents.

**Figure 63: Shower Liner Extensions**



For SI: 1 inch = 25.4 mm.