
2018 Home Builders' Jobsite Codes: A Quick Guide to the 2018 International Residential Code

Stephen A. Van Note



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Introduction

Home Builders' Jobsite Codes is a field guide for builders, trade contractors, design professionals, inspectors, and others involved in the design and construction of residential buildings. It is based on the *2018 International Residential Code*[®] (IRC). This comprehensive stand-alone code establishes minimum regulations for the construction of one- and two-family *dwelling and townhomes*. It includes provisions for

- Structural design
- Fire and life safety
- Energy conservation
- Mechanical systems
- Fuel-gas systems
- Plumbing
- Electrical systems

The IRC's purpose is to safeguard public safety, health, and general welfare from fire and other

potential hazards attributed to the built environment, while keeping homes affordable. The code provides for strong, stable, and sanitary homes that conserve energy and yet offer adequate lighting and ventilation.

Published by the International Code Council® (ICC), the IRC is maintained and updated through an open code development process and is available internationally for adoption by governing authorities.

Home Builders' Jobsite Codes focuses on the *prescriptive* provisions of the IRC—“recipes,” if you will, for meeting code requirements without the need for an engineered design. These provisions address all aspects of conventional construction of dwellings and their accessory buildings. Illustrations and tables assist the reader in understanding the code requirements and address frequently asked questions. Some terms appear in italics the first time they are used in the text. The glossary at the back of the book defines these terms. *Home Builders' Jobsite Codes* also includes other useful information not in the IRC, such as weights of building materials and components.

Although this guide is organized into chapters similar to the IRC, there are some important exceptions. For example, for ease of use, IRC “Building

Planning” requirements, detailed in chapter 3 of the code itself, are divided into three separate chapters in this pocket guide:

1. Structural Design Criteria
2. Fire Safety
3. Safe and Healthy Living Environments

Home Builders’ Jobsite Codes explores these important issues in more detail in other chapters as well.

Home Builder’s Jobsite Codes is not an official code, and has not been adopted as such in any jurisdiction. The publication intends to serve as a guide only. It does not include all applicable requirements of the IRC. For example, certain *performance* criteria related to engineered design are outside the limited scope of this publication. Builders should consult the IRC, local amendments, and local building departments for more detailed requirements and for criteria related to other methods of construction.

Builders also should obtain specific information on design criteria for wind, snow, seismic (earthquake) events, flood, soil, or other atmospheric and geological conditions, as well as any amendments to the code, from their local building departments. Since code requirements for energy conservation, decay resistance, and termite control requirements also may vary by geographic region, builders should

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obtain that information from local building code departments.

For more information on the *2018 International Residential Code*, go online to the International Code Council's Web site, www.iccsafe.org, or call 1-888-ICC-SAFE (422-7233).