

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION R101.2
2009 Edition
IRC Interpretation 05-11
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R101.2 Scope. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

Exception: Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the International Building Code when constructed under the International Residential Code for One- and Two-family Dwellings shall conform to Section 903.3.1.3 of the International Building Code.



Q1: Does the International Residential Code contain provisions that cover all the components of one- and two-family dwellings and townhouses?

A1: Yes. The International Residential Code® (IRC®) is a complete, comprehensive code regulating the construction of single-family houses, two-family houses (duplexes) and buildings consisting of three or more townhouse units. The IRC contains coverage for all components of a house or townhouse, including structural components, fireplaces and chimneys, thermal insulation, mechanical systems, fuel gas systems, plumbing systems and electrical systems. It is important to understand that the IRC contains coverage for what is conventional and common in residential construction practice.

Q2: Are the provisions from other codes in the family of International Codes to be applied to compliment the provisions in the International Residential Code?

A2: No. The International Residential Code® (IRC®) contains coverage for all components of a house or townhouse, including structural components, fireplaces and chimneys, thermal insulation, mechanical systems, fuel gas systems, plumbing systems and electrical systems. The IRC is meant to be all inclusive for typical residential construction and it relies on other codes only where alternatives are desired or where the code lacks coverage for the uncommon aspect of residential construction. It is important to understand that the IRC contains coverage for what is conventional and common in residential construction practice. While the IRC provides all of the needed coverage for most residential construction, it might not address construction practices and systems that are atypical or rarely encountered in the industry. Other codes don't routinely apply, but Sections such as R301.1.3, R301.2.2, R320.1, R322.1, N1101.2, M1301.1, G2401.1, P2601.1 and E3401.2 refer to other codes either as an alternative to the provisions of the IRC or where the IRC lacks coverage for a particular type of structure, design, system, appliance or method of construction.