
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 2009 edition of the *International Residential Code*® (IRC), a comprehensive, stand-alone code that establishes minimum regulations for the construction of one- and two-family *dwelling*s and *townhomes*, including 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 still

providing for affordable homes. The code provides for strong, stable, and sanitary homes that conserve energy and yet offer adequate lighting and ventilation.

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

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. Certain industry terms appear in italics the first time they are used in the text. Definitions of these terms are provided in the glossary at the back of the book.

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 guide—1) Structural Design Criteria, 2) Fire Protection, and 3) Safe and Healthy Living Environments. These important issues are explored in more detail in other chapters of *Home Builders' Jobsite Codes* 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. Discussion of structural requirements in *Home Builder's Jobsite Codes* focuses primarily on the prescriptive provisions for regions with lower seismic design, and for wind speed conditions of no more than 100 mph.

Builders 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 may also vary by geographic region, builders should obtain that information from local building code departments.

For more information on the *2009 International Residential Code*, go to the ICC Web site, www.iccsafe.org, or call 1-888-ICC-SAFE (422-7233).