



230 PEARCE MILL ROAD, WEXFORD, 15090  
ALLEGHENY COUNTY, PENNSYLVANIA

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## UCC UPDATES – Residential-Single Family/Townhouse

**NOTE: The effective date of the 2018 International Codes will be 2/14/2022. Any construction proposed under a design or construction contract executed before the effective date will be permitted to utilize the 2015 International Codes until 8/13/2022.**

The following summarizes specific code section changes that may affect the design/planning of a typical residential dwelling constructed in the Township of Pine:

### Significant Changes

**R308.4.2 Glazing adjacent to doors. "Glazing in an individual fixed or operable panel adjacent to a door shall be considered hazardous where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface, and it meets the following conditions:" 1. Where glazing within 24 inches of either side of the door in the plane of the door in a closed position. 2. Where glazing is on a wall less than 180 degrees from the pane of the door in a closed position and within 24" of the hinge side of an in-swing door.**

*If the glazing for the window is on a wall less than 180 degrees on the latch side of the door, then safety glazing is not required.*

**R310.1 Emergency escape and rescue openings. "Exception 2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following: 2.1 One means of egress complying with Section R311 and one emergency escape and rescue opening. 2.2 Two means of egress complying with Section R311.**

*This would typically be in townhouses that require an automatic sprinkler system.*

**R507.3.1 Minimum size. The minimum size of concrete footings shall be in accordance with Table R-507.3.1, based on the tributary area and allowable soil-bearing pressure in accordance with R401.4.1.**

*Deck footings will be determined by the tributary loads for a corner post and interior post.*

**R308.4.6 Glazing adjacent to stairs and ramps. "Glazing where the bottom exposed edge of the glazing is less than 36" above the adjacent walking surface of stairways, landings and ramps shall be considered a hazardous location."**

*This requirement was previously 60" above a walking surface.*

**N1102.1.2 Insulation and fenestration requirements by component.**

**Simplified R-value and U-factor Requirements (Zone 5):**

Fenestration U-Factor	Skylight U-Factor	Ceiling Value	Wall Value	Floor Value	Mass Wall	Basement	Slab Value	Crawl Value
0.30	0.55	R-49	R-20 or 13+5	R-30	13/17	R-15/19	R-10, 2 feet	R-15/19

*Unless the applicant is using an approved above-the-code program or third-party software, the applicant must meet these requirements. R-38 can be used for ceilings if it is installed over 100% of the ceiling and not compressed over the outer edge of the top plate. PA has included the 2021 PA Alternative Energy Provisions, which can be used.*

**M1502.4.2 Concealed dryer exhaust ducts. "Where dryer exhaust ducts are enclosed in a wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation."**

*The dryer exhaust duct cannot be crushed when enclosed in a ceiling or wall cavity.*

**N1104.1 Lighting equipment. "A minimum of 90% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps."**

*Only 90% of the permanently installed fixtures shall have high-efficacy lamps installed.*

**R1503.6 Makeup air required. "Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system that is located within a dwelling units air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute shall be mechanically or passively provide with makeup air at a rate approximately equal to the exhaust rate. Such makeup air system shall be equipped with not fewer than one damper complying with Section M1503.6.2."**

*This is a separate requirement from mechanical ventilation per Section N1103.6 Mechanical ventilation.*

**G2411.3 Arc-resistant CSST. This section applies to corrugated stainless steel tubing (CSST) that is listed with an arc-resistant jacket or coating system in accordance with ANSI LC!/CSA 6.26. The arc-resistant jacketed CSST shall be considered to be bonded where it is connected to an appliance that is connected to the appliance grounded conductor of the circuit that supplies that appliance.**

*If the CSST is not arc-resistant, it shall be bonded per Section G2411.2 CSST.*

This summary represents commonly applicable code details. **It does not reference all code provisions changes, which may be applicable to specific building designs.** Please reference the 2018 International Residential Code and Act 45 of the UCC. The Township of Pine will continue to provide a comprehensive plan review with the insurance of all Construction Permits. Please review all information provided with the Plan Review. Failure to comply with adopted building codes can result in issuing a Stop Work order or citations for violation of the Township Code. If you have any questions or need further clarification on the changes to the associated building codes, don't hesitate to get in touch with the Township of Pine at 724-625-1636.