

COUNCIL DECISION REQUEST

SUBJECT: 2003 International Residential Code Amendment

MEETING DATE: 3/09/06

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray LaHaye

AMOUNT BUDGETED: 0

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: 0

CONT. FUNDING REQUIRED: 0


EXHIBITS (If Applicable, To Be Attached): Attachment A

RECOMMENDED MOTION

I move to allow the proposed revision to section 602 of the 2003 International Residential Code, pertaining to shear panel installations, to include the modified provisions found in the 2004 Supplement to the International Codes as printed and published by the International Code Council.

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION: This change, if approved, would allow additional prescriptive options to builders of wood framed residential structures that are not currently available to them.

PROS: Structural hindrances to architectural needs may be reduced with these options.

CONS: None that we are aware of.

PUBLIC INPUT (if any):

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): Unanimous approval from the Building Advisory Board at the February 22, 2006 regular meeting.

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ATTACHMENT A

1. Nominal 1-inch-by 4-inch (25.4 mm by 102 mm) continuous diagonal braces let in to the top and bottom plates and the intervening studs or approved metal strap devices installed in accordance with the manufacturer's specifications. The let-in bracing shall be placed at an angle not more than 60 degrees (1.06 rad) or less than 45 degrees (0.79 rad) from the horizontal.
2. Wood boards of 5/8 inch (15.9 mm) net minimum thickness applied diagonally on studs spaced a maximum of 24 inches (610 mm). Diagonal boards shall be attached to studs in accordance with Table R602.3(1).
3. Wood structural panel sheathing with a thickness not less than 5/16 inch (7.9 mm) for 16-inch (406 mm) stud spacing and less than 3/8 inch (9.5 mm) for 24-inch (610 mm) stud spacing. Wood structural panels shall be installed in accordance with Table R602.3(3).
4. One-half-inch (12.7 mm) or 25/32 -inch (19.8mm) thick structural fiberboard sheathing applied vertically or horizontally on studs spaced a maximum of 16 inches (406 mm) on center. Structural fiberboard sheathing shall be installed in accordance with Table R602.3(1).
5. Gypsum board with minimum 1/2-inch (12.7 mm) thickness placed on studs spaced a maximum of 24 inches (610 mm) on center and fastened at 7 inches (178 mm) on center with the size nails specified in Table R602.3(1) for sheathing and Table R702.3.5 for interior gypsum board.
6. Particleboard wall sheathing panels installed in accordance with Table R602.3(4).
7. Portland cement plaster on studs spaced a maximum of 16 inches (406 mm) on center and installed in accordance with Section R703.6.
8. Hardboard panel siding when installed in accordance with Table R703.4.

Section R602.10.3 Change to read as shown: (S80-03/04)

R602.10.3 Braced wall panel construction methods.
The construction of braced wall panels shall be in accordance with one of the following methods:

Exception: Alternate braced wall panels constructed in accordance with Sections R602.10.6.1 or R602.10.6.2 shall be permitted to replace any of the above methods of braced wall panels.

2004 SUPPLEMENT TO THE IRC

Section R602.10.4 Change to read as shown: (S80-03/04)

R602.10.4 Length of braced panels. For Methods 2, 3, 4, 6, 7 and 8 above, each braced wall panel shall be at least 48 inches (1219 mm) in length, covering a minimum of three stud spaces where studs are spaced 16 inches (406 mm) on center and covering a minimum of two stud spaces where studs are spaced 24 inches (610 mm) on center. For Method 5 above, each braced wall panel shall be at least 96 inches (2438 mm) in length where applied to one face of a braced wall panel and at least 48 inches (1219 mm) where applied to both faces.

Exceptions:

1. Lengths of braced wall panels for continuous wood structural panel sheathing shall be in accordance with Section R602.10.5.
2. Lengths of alternate braced wall panels shall be in accordance with Section R602.10.6.1 or Section R602.10.6.2.

Table R602.10.5 Add new footnote 'c' to read as shown: (RB178-03/04)

(No change to table)

(No change to footnotes a and b)

c. Walls on either or both sides of openings in garages attached to fully sheathed dwellings shall be permitted to be built in accordance with Section R602.10.6.2 and Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie-down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the sill plate). This option shall be permitted for the first story of two-story applications in Seismic Design Categories A through C.

(No change to footnotes d and e)

Section R602.10.6.1 Change to read as shown: (S80-03/04)

R602.10.6.1 Alternate braced wall panels. Alternate braced wall lines constructed in accordance with one of the following provisions shall be permitted to replace each 4 feet (1219 mm) of braced wall panel as required by Section R602.10.4:

1. In one-story buildings, each panel shall have a length of not less than 2 feet, 8 inches (813 mm) and a height of not more than 10 feet (3048 mm).

Each panel shall be sheathed on one face with 3/8-inch-minimum-thickness (9.5 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table R602.3(1) and blocked at all wood structural panel sheathing edges. Two anchor bolts installed in accordance with Figure R403.1(1) shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an uplift capacity of at least 1,800 pounds (816.5 kg). The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

2. In the first story of two-story buildings, each braced wall panel shall be in accordance with Item 1 above, except that the wood structural panel sheathing shall be provided on both faces, sheathing edge nailing spacing shall not exceed four inches on center, at least three anchor bolts shall be placed at one-fifth points, and tie-down device uplift capacity shall not be less than 3,000 pounds (1360.8 kg).

Section R602.10.6.2 Add new section to read as shown: (S80-03/04)

R602.10.6.2 Alternate bracing wall panel adjacent to a door or window opening. Alternate braced wall panels constructed in accordance with one of the following provisions are also permitted to replace each 4 feet (1219 mm) of braced wall panel as required by Section R602.10.4 for use adjacent to a window or door opening with a full-length header:

1. In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and

a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch-minimum-thickness (9.5 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.6.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure R602.10.6.2. A built-up header consisting of at least two 2 x 12s and fastened in accordance with Table R602.3(1) shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (4448 N) shall fasten the header to the side of the inner studs opposite the sheathing. One anchor bolt not less than 5/8-inch -diameter (16 mm) and installed in accordance with Section R403.1.6 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a tie-down device fastened to the foundation with an uplift capacity of not less than 4,200 pounds (18683 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1000 pounds (4448 N) shall fasten the header to the bearing studs. The bearing studs shall also have a tie-down device fastened to the foundation with an uplift capacity of not less than 1000 pounds (4448 N).

The tie-down devices shall be an embedded-strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. The foundation shall be reinforced with not less than one No. 4 bar top and bottom.

Where the continuous foundation is required to have a depth greater than 12 inches (305 mm); a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

2. In the first story of two-story buildings, each wall panel shall be braced in accordance with Item 1 above, except that each panel shall have a length of not less than 24 inches (610 mm).

Figure R602.10.6.2 Add new figure as shown: (S80-03/04)

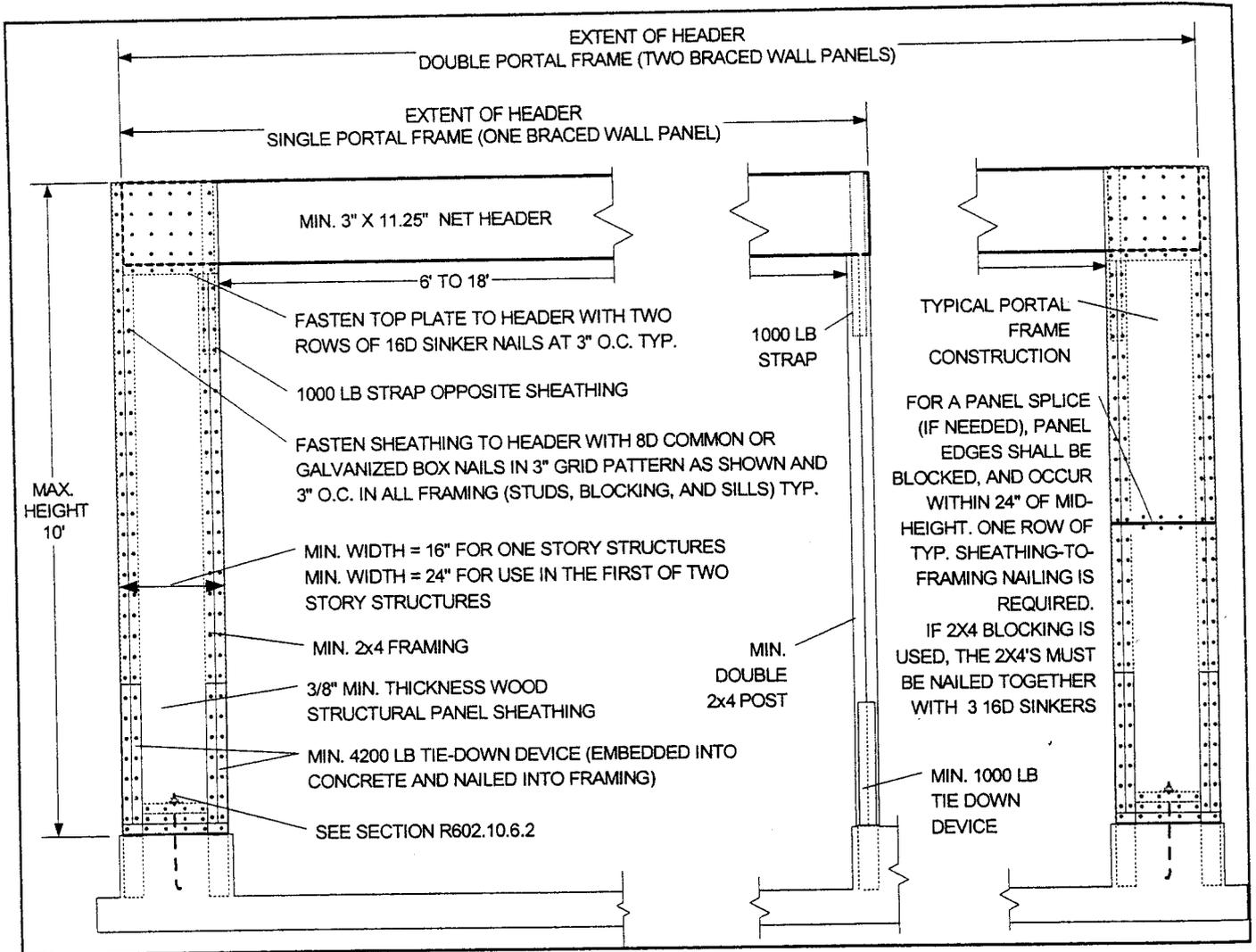


FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING