

*Community Development Department*  
*Building Inspections Division*  
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## **NEW HOME BUILDER UPDATE**

The 2015 Minnesota Residential **Building Code** includes significant new requirements. Here is a summary of selected sections.\*

**R312 Window Fall Protection.** For windows where the lowest part of the window opening is more than 6' above the ground or surface below, the lowest part of the opening shall be a minimum of 36" above the finished floor. Exceptions include windows that do not open more than 4", windows with fall protection, and windows that have opening control devices.

**R313 Automatic Fire Sprinkler System.** An automatic fire sprinkler system shall be installed in one- and two-family dwellings that are equal to, or greater than, 4,500 square feet of floor area. Floor area includes all floors and basements, but not garages.

**R315 Carbon Monoxide Alarms.** Dwellings with attached garages or fuel fired equipment must be equipped with carbon monoxide alarms outside of, but no further than 10 feet from, each sleeping area or bedroom.

**R402.2 Concrete.** Footings shall have a minimum compressive strength of 5,000 psi.

**R501.3 Fire Protection of Floors.** A minimum 1/2" gypsum board membrane, or 5/8" wood structural panel membrane, shall be provided on the underside of floor assemblies. Exceptions exist for: A. Dwellings equipped with sprinkler systems. B. Crawlspace. C. Portions of floor assemblies with proportionately small areas. D. Floor assemblies constructed of solid sawn lumber or structural composite lumber with a minimum nominal dimension of 2" X 10".

**R507 Decks.** Decks supported by attachment to an exterior wall shall be positively anchored to the primary structure and designed for both vertical and lateral loads. Where positive connection to the primary structure cannot be verified during inspection, decks shall be self-supporting. The building code now has prescriptive requirements for deck ledger board attachment.

**R703.8 Flashing & R703.12.2 Flashing at foundation.** Flashing with a minimum 3½" vertical attachment flange is required at the intersection of the foundation and rim joist framing when the exterior wall covering does not lap the foundation insulation. The flashing must extend a minimum of 1" below the foundation plate line, and the required water-resistive barrier must lap over the attachment flange.

\*The 2015 Minnesota Residential Code can now be viewed online at:  
<http://codes.iccsafe.org/app/book/toc/2015/Minnesota/Residential/index.html>  
Please refer to the code for exact language on requirements and exceptions.