

2018 Residential Building Code – Scope

CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION R101 GENERAL

R101.1 Title.

These provisions shall be known as the North Carolina Residential Code for One- and Two-family Dwellings and shall be cited as such and will be referred to herein as “this code.” These regulations were adopted by the North Carolina Building Code Council on June 13, 2017 to be effective January 1, 2019. References to the International Codes shall mean the North Carolina Codes. The North Carolina Amendments to the International Codes are underlined.

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 not more than three stories above grade plane in height. Single family dwellings otherwise permitted by this code shall include bed and breakfast homes.

Exceptions:

1. Live/work units located in townhouses and 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* where constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section P2904.
2. Deleted.

R101.2.1 Accessory buildings.

Accessory buildings with any dimension greater than 12 feet (3658 mm) shall meet the provisions of this code. Accessory buildings are permitted to be constructed without a masonry or concrete foundation, except in coastal high hazard or ocean hazard areas, provided all of the following conditions are met:

1. The accessory building shall not exceed 400 square feet (37 m²) or one story in height;
2. The building is supported on a wood foundation of minimum 2-inch by 6-inch (51-mm by 152-mm) or 3-inch by 4-inch (76-mm by 102-mm) mudsill of approved wood in accordance with Section R317; and
3. The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20 psf (958 Pa) times the plan area of the building.

R101.2.2 Accessory structures.

The following accessory structures shall meet the provisions of this code.

1. Decks, see Appendix M,
2. Gazebos,
3. Retaining walls, see Section R404.4,
4. Detached masonry chimneys located less than 10 feet (3048 mm) from other buildings or lot lines,
5. Swimming pools and spas, see Appendix V,
6. Detached carports,
7. Docks, piers, bulkheads, and waterway structures, see Section R327.

Exception: Portable, lightweight carports not exceeding 400 square feet (37 m²) or 12 feet (3658 mm) mean roof height.

