

Lofts and Sleeping Lofts proposed changes. Compare side-by-side to IRC Existing Amendments Report to appreciate changes as compared to 2021. See also Tiny House report as some of these changes affect Appendix BB and cannot be made without changes there.

Language to remove (model code or state) is ~~struck through~~. New or existing state amendment language appears in **red**. New model code language as compared to 2021 appears in **blue**.

Section 202 Definitions

~~**EGRESS ROOF ACCESS WINDOW.** A skylight or roof window designed and installed to satisfy the *Emergency Escape and Rescue Opening* requirements of Section R310.2.~~

~~**LANDING PLATFORM.** A landing provided as the topstep of a stairway accessing a loft.~~

~~**LOFT.** A space on an intermediate level or levels between the floor and ceiling of a dwelling or sleeping unit, open on one or more sides to the room or space in which the loft is located, and in accordance with Section R333.~~

Commented [JE1]: Leave in Appendix BB, or alternatively modify R319.2 so egress roof access windows can work, such as including the additional language in BB105.1.

Commented [JE2]: Only used in Appendix BB, move it back there. New R315 Sleeping Lofts has its own section about landings.

Commented [JE3]: Move it back to Appendix BB, there is a new definition for Sleeping Lofts we can use everywhere else.

Chapter 3

R312.1.2 (New R321.1.2)

R321.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

EXCEPTIONS:

1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

~~3. In areas with ceiling heights of 7 feet (2134 mm) or less in lofts constructed in accordance with Section R333, guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height from the loft floor to the loft ceiling, whichever is less.~~

R326 Habitable Attics (New R316)

Commented [JE4]: Repeal amendment due to falling hazard (allowing 18in guards), and reduce an unnecessary state amendment now that the model code has added Sleeping Lofts. Maybe 18in is only appropriate in a Tiny House, which is where we got this from.

R316.1 General. Habitable attics shall comply with Sections R316.2 through R316.4.

~~Exception: Lofts in dwelling units and sleeping units shall be permitted to comply with Section R333, subject to the limitations in Section R333.1.~~

~~R333 Lofts~~

Repeal entire section, as it has been replaced with very similar R315 Sleeping Lofts.

Commented [JE5]: I have submitted this as errata to ICC, currently it reads R316.2 and R316.3, thus missing the egress requirements.

Commented [JE6]: Unnecessary, sleeping lofts and habitable attics are two different concepts, and a space may contain both. We don't say "stairs shall comply with X except ramps shall comply with Y" we have two different sections. Not sure why this was added here. Group to discuss but my suggestion is to repeal the amendment here.