

**TOWN OF ELLINGTON**  
**Building Department**  
**57 Main Street**  
**Ellington, CT 06029**  
**(860) 870-3124**

**Some Notable Code Changes in the 2012 IRC**

1. 303.4 <5ACH50 air infiltration rate requires whole-house mechanical ventilation. The Requirement is now 3ACH. See M1507.3 for details.
2. 308.4.6 Major language/organization clarification of glazing hazardous locations section. Tempered glazing around stairs changed to less than 36" above walking surface.
3. 311.7.5.2.1 Winder tread clarification, winders now allowed within a flight
4. 311.7.6 Quarter circle landings now allowed, no longer required to be 36" x 36" square
5. 314.5 Wireless technology specifically allowed for required smoke alarm interconnection
6. 316.4 New standard NFPA 275 allowed as alternative to covering foam with ½" sheetrock
7. 405.1 Filter membrane now required for surrounding or covering perforated footing drains
8. 501.3 Floor assemblies of I-joist and <2x10 floors (incl. basements) now required to be protected with ½" sheetrock or 5/8" plywood. Some exceptions.
9. 602.10.1 Entire braced wall section reorganized and simplified
10. 703.8 Pan flashing required for windows and doors if details are not provided by the manufacturer
11. 806.5 Unvented cathedral ceilings specifically allowed – air impermeable insulation or coating must be Class II vapor retarder (NO UNCOATED OPEN CELL FOAM IN CATHEDRAL CEILINGS)
12. 903.2.1 Kick out flashing required where step flashing terminates at sidewall
13. 905.2.8.5 Drip edge and rake edge now required for shingle roofs
14. 1101.1 IECC and IRC energy requirements are now identical.
15. 1102.1.1 Ceiling prescriptive insulation goes to R-49, basement walls go to R-15 continuous or R-19 cavity (Note: Up to 500 sq. ft. cathedral still allowed R-30, raised heel trusses allow entire ceiling to be R-38)

16. 1102.2.3 Eave baffle (Accu-vent) required for air permeable insulation in vented attics
17. 1102.4.1.2 Blower door requires 3ACH50 to pass – exception allows visual inspection for additions and alterations
18. 1103.2.2 Duct tightness test goes to max. 8cfm/100 sq. ft. leakage tested across entire system including air handler (Exception allows up to 40 ft. of system extensions during renovation without requiring testing)
19. 1102.4.2 New wood burning fireplaces shall have tight fitting dampers
20. 1103.4.2 Hot water pipe insulation mandatory: Water heater to kitchen sink, to manifold, any ½” pipe run >20 ft., any ¾” pipe run >10 ft., supply and return piping entire recirculation system, all pipe >¾”
21. 1502.4 Dryer vent now required to be mechanically fastened – screws may not project > 1/8” into duct
22. 1503.4 Kitchen exhaust hoods greater than 400cfm now require make up air with automatic controls.
23. 1506.2 All air exhaust terminations must be minimum 3’ from windows and either 10’ from or 3’ above air intakes
24. 1507.3.3 Mechanical ventilation required to be continuous or intermittent at airflow rates as per Table (Note HRV or ERV not required). Can be supply only, return only, or balanced.
25. 2412.2.1 LP Gas supplier identification required on tanks
26. 2503.5.1 Testing of plastic plumbing pipe with air is no longer allowed
27. 2801.5 Storage type water heaters installed where a leak would cause damage now require a pan
28. 3103.5 Plumbing vent terminals must be either >10’ away or >3’ above any door or openable window
29. 3609.7 All gas piping (including black CSST) must be bonded to the grounding electrode system (Previous amendment to bond CSST according to manufacturer’s directions now deleted) Also note NFPA 54 7.13.2 applies: “shall be bonded between the point of delivery and the first downstream CSST fitting”, not smaller than 6 AWG copper
30. 3901.7 At least one electrical outlet to be installed on balcony, deck, or porch of any size
31. 3901.11 Foyers >60 sq. ft. now required to have receptacles in each wall 3 ft. or greater in length
32. 3902.1.1 All receptacles within 6 ft. of a tub or shower now required to be GFCI protected
33. 3902.1.2 All receptacles in laundry areas now required to be GFCI protected

34. 3902.6.1 Outlets that supply kitchen dishwasher circuits now required to be GFCI protected
35. 3902.12 AFCI protection required for all 15 and 20 amp branch circuits supplying outlets. Exceptions are garages, bathrooms, and unfinished areas.
36. 3902.13 AFCI protection is required when modifying, replacing, or extending a branch circuit
37. 4001.15 Grounded conductor (neutral) required to be provided at the switch location
38. 4002.14 Receptacles located >5.5 ft. above the floor not required to be tamper resistant
39. APPENDIX F-Newly constructed homes required to be provided with **RADON** mitigation preparation. See code language, but here's a summary: System is to consist of a min. of 4" gravel aggregate, 6 mil poly, 3" pipe routed through the roof, electrical conduit roughed in to the attic for future fan, any sumps gasketed, and all floor penetrations and cracks to be sealed with polyurethane caulk.
40. APPENDIX R-Ellington ground snow load is now 35lbs/sf
41. Statute New building or addition requires B.O. to receive document providing name of concrete supplier and name of concrete installer prior to issuing a Certificate of Occupancy