

RHODE ISLAND

STATE BUILDING CODE

**One and Two Family
Dwelling Code
Regulation SBC-2
APRIL 1, 1998**

Re-enactment of SBC-2
Dated May 1, 1997
Replaces Existing Regulation SBC-2-92
Dated January 1, 1992



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**Department of Administration
BUILDING CODE STANDARDS COMMITTEE
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7th Edition

STATEMENT OF NEED

Pursuant to the State Building Code Chapter 23, Title 27.3, the Building Code Standards Committee has promulgated Regulation SBC-2, as amended, dated April 1, 1998. In accordance with section 23-27.3-109.1 paragraphs 1-4 of the Code, the Committee has the authority to adopt appropriate rules and regulations when necessary to maintain the State Building Code current with national model codes and standards.

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One and Two Family Dwelling Code
Regulation SBC-2-96
April 1, 1988

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, Chapter 27.3, Section 109.1, paragraphs 1 through 4 inclusive, have formally adopted and promulgated as the Rhode Island One and Two Family Dwelling Code, the CABO One and Two Family Dwelling Code 1995 edition, as published jointly by the Building Officials and Code Administrators International, Inc.; the International Conference of Building Officials; and the Southern Building Code Congress International, Inc., together with the existing State Building Code amendments and the amendments thereto hereinafter set forth to the chapters and sections of said Code.

CHAPTER 1

GENERAL ADMINISTRATION

The following provisions published as a separate document, constitutes the State Building Code for One and Two Family Detached Dwellings of not more than three (3) stories in height.

The Provisions of Title 23, Chapter 27.3 of the General Laws of Rhode Island and the following chapters shall prevail.

Delete CABO Chapter 1, Administrative, and substitute the following Rhode Island amendments:

SECTION R-101 – TITLE

These provisions shall be known as the One and Two Family Dwelling Code, may be cited as such, and will be referred to herein as “this code”.

SECTION R-102 PURPOSE

The purpose of this code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the consumer, general public and the owners and occupants of residential buildings regulated by this code.

SECTION R-103 – SCOPE

The provisions of this code apply to the construction, prefabrication, alteration, repair, use, occupancy and maintenance of detached one or two family dwellings not more than three (3) stories in height and their accessory structures.

Requirements for one and two family dwellings are also stated in articles of the State Building Code on a performance oriented basis and may be used at the option of the designer, providing they do not directly contradict specific provisions within this code. In addition, any requirements for which provisions are not made within this code shall be subject to the applicable provisions of the articles of the State Building Code.

Standards referenced in the text of the following chapters represent recognized practices and specifications to be applied specifically to this code. Applicable standards referenced in Appendix A of the State Building Code may also be used as an option.

SECTION R-104 – AUTHORITY

The building official is hereby authorized and directed to administer and enforce all of the provisions of this code.

SECTION R-105 – ENTRY

Upon presentation of proper credentials, the building official or his duly authorized representative may enter at reasonable times any building, structure or premises in the jurisdiction to perform any duty imposed upon him by this code.

SECTION R-106 – VIOLATIONS AND PENALTIES

R-106.1 – Unlawful Action: It shall be unlawful for any person, firm or corporation whether as owner, lessee, sub-lessee or occupant to erect, construct, enlarge, alter, repair, improve, remove, convert demolish, equip, use, occupy or maintain any one and two family dwelling in the jurisdiction or cause or permit the same to be done contrary to or in violation of any of the provisions of this code.

R-106.2 – Violations: See Rhode Island General Law 23-27.3-122.0 et al of the State Building Code.

SECTION R-107 – RIGHT OF APPEAL

R-107.1 Appeal: See Rhode Island General Laws 23-27.3-127.0 et al of the State Building Code.

SECTION R-108 – ALTERNATE MATERIALS AND SYSTEMS

R-108.1 – General: The provisions of this code are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction not specifically prescribed by this code, provided the building official determines that the proposed alternate materials, appliances, equipment or methods of design or construction are at least equivalent of that prescribed in this code in suitability, quality,

strength, effectiveness, fire resistance, durability, dimensional stability, safety and sanitation.

See also Section 23-27.3-108.1.3 of the Rhode Island General Laws and Rules and Regulations SBC-12 entitled “New Materials, Devices or Methods of Construction.”

SECTION R-109 PERMIT

R-109.1 Permit Required: A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs, using application forms furnished by the building official.

Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building official.

R-109.2 Permit Fees: Permit fees shall be established by the local jurisdiction.

SECTION R-110 – PLANS

When required by the building official, plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a plot plan drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and of every existing building on the property.

SECTION R-111 – INSPECTIONS

R-111.1 – Types of Inspections: For on-site construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.

R-111.1.1 - Foundation Inspection: Commonly made after poles or piers are set or trenches or basement areas are excavated and forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports or equipment and special requirements for wood foundations.

R-111.1.2 – Plumbing, Mechanical and Electrical: Rough inspection: Commonly made prior to covering or concealment, before fixtures are set and prior to framing inspection.

R-111.1.3 – Frame and Masonry Inspection: Commonly made after the roof, masonry, all framing, insulation, firestopping , draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

R-111.1.4 – Lath and/or Wallboard Inspection: Commonly made after all lathing and/or wallboard interior is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

R-111.1.5 – Other Inspections: In addition to the called inspections above, the code official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the code official.

R-111.1.6 – Final Inspection: Commonly made after the building is completed and ready for occupancy.

R-111.2 – Approval Required: Work shall not be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required above.

Section R-112 – PREFABRICATION CONSTRUCTION

Evidence of approval in accordance with Rules and Regulation SBC-6 entitled Manufactured Buildings and Building Components, shall be furnished with every prefabricated assembly or structure, except where all elements of assembly are readily accessible for inspectors at the site. Placement of prefabricated assemblies at the building site shall be inspected by the building official in accordance with said regulation.

Provisions for installation of manufactured homes are contained in Rule and Regulation SBC-7 entitled Manufactured Home Installations.

SECTION R-113 – INSPECTION CARD

The permit holder or his agent shall post the inspection record on the jobsite in an accessible and conspicuous place to allow the building official to make the required entries. The record shall be maintained by the permit holder until the final inspection has been made and approved.

SECTION R-114 – EXISTING INSTALLATIONS

Buildings and structures in existence at the time of the adoption of this code may have their existing use continued if such use was legal at the time of the adoption of this code, provided such continued use is not dangerous to life.

SECTION 115 – SWIMMING POOLS, SPAS AND HOT TUBS.

115.1 General provisions for swimming pools, spas, and hot tubs are contained in Appendix D.

Chapter 2

BUILDING DEFINITIONS

The following Rhode Island amendments are made to the sections of Chapter 2:

SECTION 202

GENERAL BUILDING DEFINITIONS

- A. Delete the following definitions in order to eliminate conflicts with local ordinances, other codes and to eliminate definitions no longer held valid.

Approved agency
Family

- B. Redefine Greenhouse as follows:

Greenhouse: An enclosed detached or attached accessory structure consisting primarily of light transmitting materials and used exclusively for growing plants.

CHAPTER 3 BUILDING PERMITS

The following Rhode Island amendments are made to the sections of Chapter 3:

Delete Rhode Island blue pages R2-1, R2-2 and R2-3 in its entirety and substitute the following amendments:

Delete CABO table 301.2a and substitute the following:

Zone*	Roof Snow Load ¹	Wind Speed	Frost Depth ⁵
1	psf 30	90	3'-4"
2	psf 30	90	3'-4"
3	psf 30	90	3'-4"
4	psf 30	90	2'-6"

*See figure 301.2

- NOTE 1: Roof Live Load is 20 psf. Roof Live Load & Roof Snow Load are not additive.
- 2: Buildings and structures regulated by this code are not subject to seismic design.
- 3: Buildings and structures regulated by this code are subject to “severe” weathering conditions and decay.
- 4: Buildings in Rhode Island have been subject to damage from termite and other insects, and designs should consider additional protective requirements such as physical barriers and termiticides.
- 5: Requirements for frost depth footings for accessory and detached structures are as follows:
- a. Tool sheds or similar temporary detached structures with floor area not exceeding 120 square feet are exempt from all foundation and footing depth requirements. Ground anchors shall be provided to resist overturning by wind.
 - b. Accessory detached structures between 121 square feet and 200 square feet in area shall have footings extending not less than 12” below grade.
 - c. Accessory or detached structures greater than 200 square feet in area, and all attached or detached garages or carports or similar vehicle shelters shall have footings extending to 3'-4” below grade (2'-6” for zone 4 only).
 - ** d. Accessory attached structures such as decks, platforms or landings shall have footings extending to 3'-4” below grade (2'-6” for zone 4 only).

- ** e. Exterior stairs and steps off decks, balconies and platforms greater than 30” above grade shall have stringer supports extending 12” below grade, and shall be supported and secured to prevent lateral displacement or vertical collapse due to grade changes.

6. Use Seismic Zone 2 Criteria.

Amend CABO Table 301.2b, Design Wind Loads, by deleting note 2.

Amend CABO Table 301.4, Minimum Uniformity Distributed Live Loads, by changing the “Decks” live loads to 60 lbs./ft.².

Delete CABO Table 301.5, Minimum Roof Live Loads in Pounds-force per square foot of horizontal projection, in its entirety:

Add the following sentence to CABO exception Section 303.3, Bathrooms.

303.3 Bathrooms: Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and an approved mechanical ventilation system capable of producing a change of air every 12 minutes are provided. Bathroom exhausts shall be vented directly to the outside. The minimum size exhaust fan capacity shall be 50 cfm (85 cfm for bathrooms with shower heads).

Delete CABO Section 303.6 with substitution:

Delete Rhode Island Blue Page amendments R-202.1, R-202.4 and R-202.5 without substitution:

Amend CABO Section 305.1, Minimum Height, by adding the following exception #4:

305.1 Minimum Height: Habitable rooms, except kitchens, shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) for at least 50 percent of their required areas. Not more than 50 percent of the required area may have a sloped ceiling less than 7 feet 6 inches (2286 mm) in height with no portion of the required areas less than 5 feet (1524 mm) in height. If any room has a furred ceiling, the prescribed ceiling height is required for at least 50 percent of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

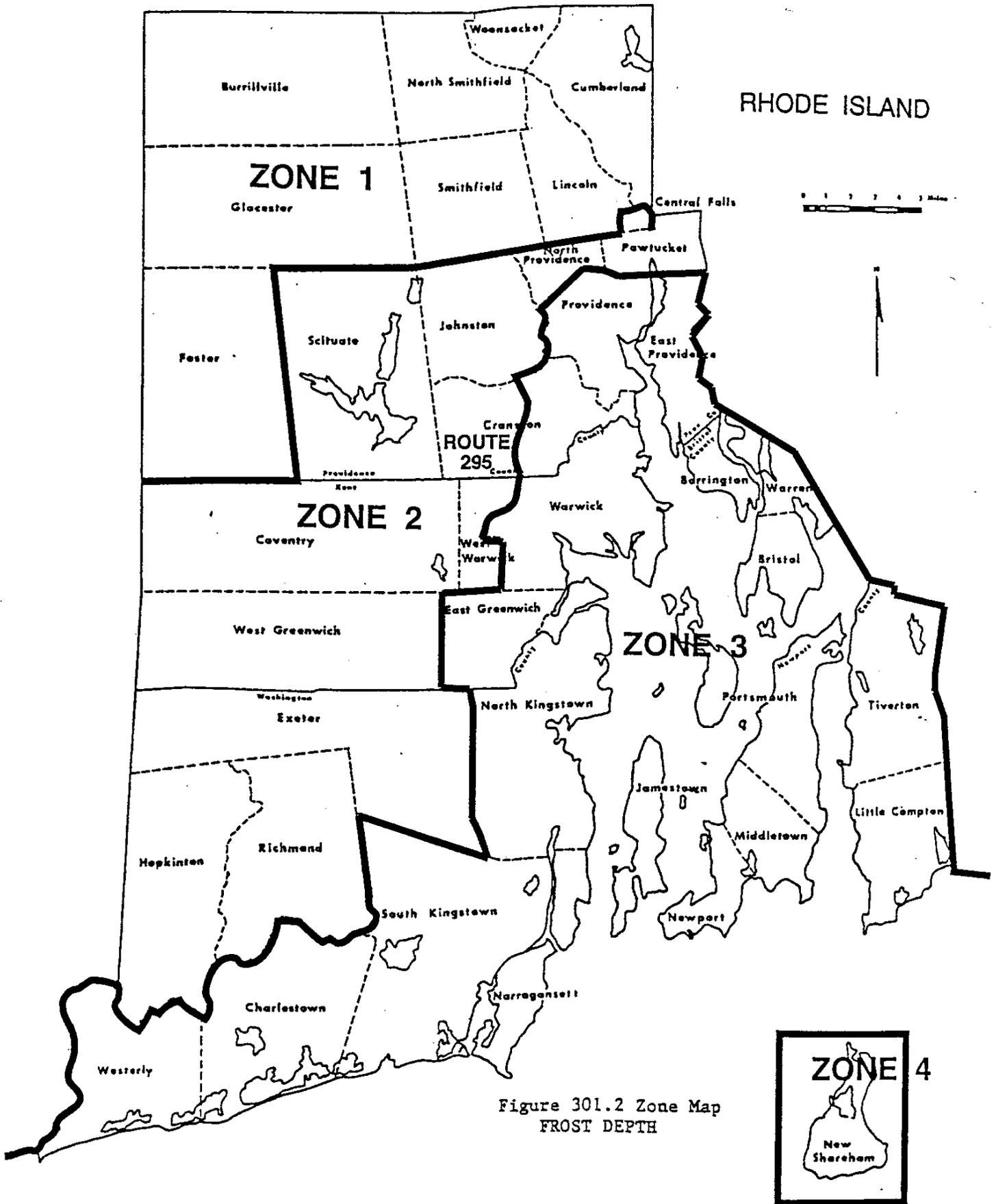


Figure 301.2 Zone Map
FROST DEPTH

Exceptions:

1. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (153 mm) below the required ceiling height.
2. All other rooms including kitchens, baths and hallways may have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling.
3. Ceiling height in basements without habitable spaces may not be less than 6 feet 8 inches (2032mm) clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches. (1931 mm).
4. Habitable basement used only as recreation rooms shall have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling.

Delete CABO section 309.1, Opening Protection, and Rhode Island Blue page section R-209.2 and substitute the following:

R-309.1 – Opening Protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Openings between the garage and residence shall be equipped with solid wood doors and not less than 1-3/8” inch in thickness or equivalent.

Delete CABO section 309.3, Floor Surface, and renumber existing RI Blue page amendment from R-209.3 to R-309.3, and add the following exception to paragraph one:

309.3 – Floor Surface: Garage and carport floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids toward the main vehicle entry doorway. Where approved by the building official, other means of dispersing spilled liquids from the area may be used to prevent the flow of liquids through doorways into adjoining enclosed areas of dwelling.

Exception: Floor drains must discharge to open finish grade only.

The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four inches from above the garage floor, or the garage floor shall be installed at a lower elevation so as to provide a minimum four inch step into adjacent space.

Delete CABO Section 310.1, 310.2, and 310.2.2 in their entirety and retain existing RI Blue page amendment R-210.1 and renumber as R-310.1.

310.1 Exits: Not less than one exit conforming to this Chapter shall be provided from each dwelling unit. Sleeping rooms shall have at least one openable window or exterior door to permit emergency exit or rescue. Where windows are provided they shall have a sill height of not more than 44 inches above the floor and shall provide not less than 4.4 square feet of openable area with no dimension less than 20 inches horizontally or 24 inches vertically.

Where the clear opening dimension specified above can be met only with window sashes easily removable without the use of keys, tools or excessive force, the resulting opening area shall be minimum of 5.7 square feet.

EXCEPTION:

Where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions, then an outside window or an exterior door for emergency escape from each such sleeping room is not required.

Renumber CABO Section 310.2.2 as R-310.1.1.

310.1.1 Bars, grills, and screens: Bars, grills, screens or other obstructions placed over emergency escape windows shall be releasable or removable from the inside without the use of a key or tool.

Retain existing RI Blue page amendment R-210.2 and re-number as 310.5, change acceptable alternative 2 as follows:

310.5 Basement Exits: The basement or cellars of one and two family residences (R-4) either newly constructed or altered to provide habitable room shall in addition to any interior stairways leading to it, have an additional means of access and exit meeting the requirements of this Chapter such as metal or wood type bulkhead covering stairs from the basement or windows meeting the requirements of Section R-210.

Bulkhead

Stairs shall not be required to meet the provisions of sections 311, 312, 314 or 315.

Acceptable Alternatives

1. Two means of egress from basement or cellar:
Or
2. Residential sprinkler system conforming to NFPA 13D latest edition shall be installed throughout all areas of the basement or cellar: or

3. Enclosure of all boiler or mechanical equipment rooms with one (1) hour rated construction and rated opening protectives:
Or
4. Smoke detectors installed per 23-28.34 and basement ventilation window comprising a minimum of 2% of the floor area served but not less than one (1) 16" x 32" operable window within each enclosed room or space.

Delete CABO Section 311.1 and retain and renumber RI Blue Page Amendment R-211 as 311.1.

Section 311.1 – DOORS AND WINDOWS

The required exit door shall be a side-hinged door and not less than three (3) feet in width and six (6) feet eight (8) inches in height.

The minimum width of a hallway or exit access shall be not less than three (3) feet clear between finished wall surfaces.

Delete CABO Section 312.1 and retain and renumber RI Blue Page Amendment R-212 as 312.1, and add the following:

SECTION 312.1 – LANDINGS

A minimum 3 foot by 3 foot landing shall be required on each side of an egress door and at the top and bottom of a run of an egress stair.

EXCEPTION:

At the top of an interior flight of stairs, provided the door does not swing over the stairs.

The floor or landing shall not be more than 1-1/2 inches lower than the top of the threshold.

EXCEPTION:

The landing at the exterior of an exterior doorway shall not be more than 8-1/2 inches below the top of the threshold.

Exterior storm and screen doors are exempt from the requirements for landings.

Amend CABO section 314.2 and add the following sentence:

314.2 Treads and risers: The maximum riser height shall be 8-1/4 inches (228 mm) and the minimum tread depth shall be 9 inches. The riser shall be measured vertically between leading edges of the adjacent treads.

The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2 percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Treads and risers shall be so proportioned that the sum of two (2) risers plus one (1) tread exclusive of nosing is not less than twenty-four (24) or more than twenty-six (26) inches.

Amend CABO 314.2.1 Profile, to read as follows:

314.2.1 Profile: A nosing not less than 3/4 inch (19 mm) but not more than 1-1/4 inches (32 mm) shall be provided on stairways with solid risers. Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical.

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

Add section 314.8, Attic and other Pull-Down type Stairs:

314.8 Attic and other Pull-Down Types of Stairs: Pull-down types of stairs shall not be required to meet the provisions of sections 314 and 315.

Amend CABO section 315.2 by adding the following:

315.2 Handrail grip size: Handrails shall have either a circular cross section with a diameter of 1 1/4 inches (32 mm) to 2 inches (51 mm), or a noncircular cross section with a perimeter dimension of at least 4 inches (102 mm) but not more than 6 1/4 inches (159 mm) and a largest cross-section dimension not exceeding 2 1/4 inches (28.6 mm). Edges shall have a minimum radius of 1/8 inches (3.2 mm).

EXCEPTION: Shapes which provide an equivalent gripping surface.

Amend CABO section 315.3 by adding the following:

315.3 Guardrail details: Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides or stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Guardrails which incorporate seat or bench elements shall have a minimum height of 36" measured from the seat surface; the guardrail configuration shall extend below the seat to the deck surface.

Guards shall not have an ornamental pattern that would provide a ladder effect. See section Appendix D105.2.2 through 7 for additional information.

Delete RI Blue Page section R-215 and CABO section 316 and substitute the latest version of the Rhode Island Fire Safety Code GL 23-28.34 reprinted as follows:

CHAPTER 28.34
FIRE DETECTION SYSTEMS

SECTION:	SECTION
23-28.34-1. Fire detection systems required	23-28.34-5. Enforcement
23-28.34-2. Minimum number of detectors	23-28.34-6. Homeowners responsible
23-28.34-3. Location of detectors	23-28.34-7. Penalty
23-28.34-4. Power supply and wiring methods	

23-28.34-1. Fire detection systems required.-All buildings hereinafter constructed or converted for residential occupancy shall be equipped with a smoke detection system listed and/or approved by the underwriters laboratories, inc., or factory mutual, installed according to standards set forth below, except that the systems shall not be required in buildings or structures subject to the provisions of the general laws relative to the installation of automatic fire warning systems connected thereto.

History of Section.

P.L. 1976 ch. 238 § 1; P.L. 1992, ch.91, § 1.

Reenactments. The 1989 Reenactment (P.L. 1989, Ch. 542. § 1) substituted “the systems” for “such systems” near the middle of the section, and made several capitalization Changes near the middle of the section.

Comparative Legislation. Smoke detectors:

Conn. Gen Stat. §§ 29-292.

Mass. Ann. Laws, ch. 148 § 26C et seq.

Collateral References. Liability of person furnishing, installing, or servicing burglary or fire alarm system for burglary or fire loss. 37 A.L.R. 4th 47.

23-28.34-2 Minimum number of detectors. -- (a) A minimum of one approved smoke detector shall be located in the highest habitable level and on each floor, level, or story. (b) For any floor, level, or story exceeding twelve hundred square feet (1200 sq. ft.) in area, one approved smoke detector shall be provided for each twelve hundred square feet (1200 sq. ft.) or portion thereof or as specified by the manufacturer for the particular device.

History of Section,

P.L. 1976, ch. 238, § 1;P.L. 1992, ch. 91. § 1.

Reenactments. The 1989 Reenactment

(P.L. 1989, ch. 542, § 1) made several minor stylistic changes throughout the section.

23-28.34-3. Location of detectors.—(a) Approved smoke detectors shall be located outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the living unit including basements and cellars and excluding crawl spaces and uninhabitable attics. Bedrooms, or sleeping rooms, separated by other use areas, such as kitchens or living rooms, but not bathrooms, shall require a separate smoke detector.

(b) In basements or cellars, smoke detectors shall be located within twenty-four inches (24”) of the base of stairways with solid risers and treads and side enclosed from the top of the stairway to the basement floor in addition to any other detector requirements for that level.

- (c) In basements or cellars with an open stairway, smoke detectors shall be located at the top of the stairway in addition to any other detector requirements for that level.
- (d) All detectors shall be mounted on the ceiling.

History of Section.

P.L. 1976, ch. 238, § 1; P.L. 1991, ch. 67, § 57; P.L. 1992, ch. 91, § 1.

Reenactments. The 1989 Reenactment

(P.L. 1989, ch. 542, § 1) made a capitalization Change in subsection (a).

23-28.34-4. Power supply and wiring methods.—(a) For all detection systems, a one-hundred and twenty (120) AC primary source of electric power with battery back-up shall be taken from a branch lighting circuit serving a habitable area. The power source for the detectors shall be on the supply side ahead of any switches and not on circuits protected by a ground fault circuit interrupter.

(b) All required detectors shall be provided with a visible intermittent or steady “power on” indicator and shall be inter-connected so that when one detector is actuated all detectors will sound and emit an audible signal having minimum rating of 85 dBA at 10 ft.

(c) All smoke detector systems shall be tested in accordance with the manufacturer’s recommendation.

(d) Combination smoke/heat or fire/burglar systems meeting the requirements of § 23-28.34-3 and chapters 4 and 5 of N.F.P.A. standard 74, 1989 edition may be used.

(e) The appendices of N.F.P.A. 74, 1989 edition may be used for informational purposes only.

History of Section.

P.L. 1976 ch. 238, § 1; P.L. 1991, ch. 67, § 58; P.L. 1992, ch. 91, § 1.

(P.L. 1989, ch. 542, § 1) made a capitalization

change near the beginning of subsection (b) and deleted “§ 2-2-3” at the end of subsection (b).

23-28.34-5. Enforcement. - The local fire authorities certified by the State Fire Marshal as prescribed by § 23-28.2-6 in cooperation with the building code officials shall enforce the provisions of this chapter.

History of Section.

P.L. 1976, ch. 238, § 1; P.L. 1992, ch. 91, § 1.

23-28.34-6. Homeowners responsible. – It shall be the responsibility of the homeowner to maintain in operable condition smoke detection systems, installed as required pursuant to this chapter.

History of Section.

P.L. 1976, ch. 238, § 1.

23-28.34-7. Penalty.- Any owner of a building or structure who fails to comply with the provisions of this chapter shall be punished by a fine of not more than five hundred dollars (\$500).

History of Section.

P.L. 1976, ch. 238, § 1.

Amend CABO section 322.1.2 as follows:

322.1.2 Geographical areas. Approved naturally durable or pressure-treated wood shall be used for those portions of wood members which form the structural supports of buildings, balconies, porches, or similar permanent building appurtenances when such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering which would prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include:

1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

CHAPTER 4
FOUNDATIONS

The following Rhode Island amendments are made to the sections of Chapter 4:

Delete RI Blue page R-301.3.1, Final Grading, and substitute the following: 401.3.

401.3 Drainage: Lots shall be graded so that additional accumulation of surface water does not occur across adjoining property. Surface drainage shall be diverted to a storm sewer conveyance or other point of collection so as not to create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6" (inches) (153 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (153 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.

Delete CABO table 402.2 and substitute and renumber RI blue page table R-302.2 to table 402.2.

Table 402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

Delete CABO Table and substitute the following:

TABLE NO. R-402.2
MINIMUM SPECIFIED COMPRESSIVE
STRENGTH OF CONCRETE

LOCATION	MINIMUM f'_c OF CONCRETE AT 28 DAYS
Basement and foundation walls, continuous and isolated footings, basement and garage slabs.	2500 psi
*Exterior slabs, walks and steps exposed to weather	3000 psi

*Exterior slabs at 3,000 psi shall be air-entrained concrete.

Amend notes #5 and add note #7 to Figure 403.1a, Concrete and Masonry Foundation Details, as follows:

5. The sill plate or floor system shall be anchored to the foundation with ½- inch diameter bolts placed 4 feet on center and not more than 12 inches from corners. Bolts shall extend a minimum of 15 inches into masonry or 7 inches into concrete. Sill plates shall be protected against decay where required by Section 322.
7. Nuts and washers shall not be recessed or countersunk into the first sill plate and shall be exposed for inspection and checking for tightness. Bolts shall be high enough above the foundation wall to allow for full engagement of the nut.

Delete CABO Table 403.3 without substitution.

Delete CABO Figures 403.3a and 403.3b without substitution.

Delete CABO 403.3, Insulated footings, without substitution.

Amend CABO section 404.1.3 as follows:

404.1.3 Backfill: Foundation walls shall extend at least 8 inches (153 mm) above the finished grade adjacent to the foundation at all points.

Exception: Where masonry veneer is used, foundation walls shall extend a minimum of 4 inches (102mm) above the finished grade.

Renumber existing RI blue page amendment R-310 to section 410.

R410.0 Basement or cellar Windows: Except as may be otherwise provided for habitable or occupiable rooms, at least two (2) operable windows 12" x 32" nominal size shall be installed reasonably remote from each other. Security devices shall not unreasonably impede the use of these windows for light, ventilation or firefighting purposes.

CHAPTER 5 FLOORS

The following Rhode Island amendments are made to the sections of Chapter 5:

Delete Rhode Island Blue Page amendment R-602.9 without substitutions.

Amend CABO section 502.10, Floor Trusses, by adding the following:

502.10 Floor trusses: Wood floor trusses shall be designed in accordance with approved engineering practice. The design of metal plate connected wood trusses shall comply with TPI QST, TPI PCT and TP1 “Design Specifications for Metal Plate Connected Wood Trusses.” Trusses shall be braced and installed in accordance with their appropriate engineered design. In the absence of specific bracing requirements, trusses shall be braced in accordance with TPI BWT. Truss members shall not be drilled, cut, notched or altered in any manner unless so designed.

The truss fabricator shall submit drawings and calculations indicating all aspects of the truss design and installation for approval prior to fabrication of delivery.

Fabricators and installers of wood trusses shall be subject to rules and regulations governing such activities as may be promulgated by the Committee.

Delete CABO 505.2.3, Vapor Barrier, in its entirety.

CHAPTER 7 WALL COVERING

The following Rhode Island amendments are made to the sections of Chapter 7:

Amend CABO Table 703.4, Weather-resistant Siding Attachment and Minimum Thickness, as follows:

Sheathing paper shall be required in the installation of vinyl siding.

To note 14 of Table 703.4 add the following:

Vinyl wall siding shall be installed over an approved weather-resistant membrane or sheathing paper, sound previously-existing weather-resistant siding, or approved levelling insulating board. Under no circumstance is vinyl siding to be installed directly to studs, or directly over wall sheathings.

Amend RI blue page R-503.11 by renumbering to 703.9.

703.9 Residing Exterior Walls

Materials and methods of application used for receiving or replacing an existing wall covering shall comply with the requirements of Section R-503. New Exterior side wall covering shall not be installed without first removing existing wall coverings when any of the following conditions occur:

1. When the existing wall or wall covering is water-soaked or has deteriorated to point that the existing wall or wall covering is not acceptable as a base for additional covering.
2. When the existing wall has three (3) or more applications of any wall covering.

Exception: The total number of wall coverings shall not be limited when any of the existing wall coverings consist of asbestos cement board or asbestos cement shingles or any protective encapsulating or protective siding/layer immediately over the asbestos material.

Asbestos cement board or asbestos cement shingles and any protective encapsulating layer thereupon shall not be required to be removed unless the existing wall is unacceptable for use as a base for additional layers of wall covering.

Any disturbance, repair or removal of existing asbestos cement board or asbestos cement shingles shall be in accordance with all State and Federal regulations.

CHAPTER 8 ROOF-CEILING CONSTRUCTION

The following Rhode Island amendments are made to the sections of Chapter 8:

Delete CABO 820.11 and substitute RI blue page amendment R-702.9, and renumber to 802.11, and change note d reference from R-201.4 to table 301.2.

802.11 Trusses: Wood trusses shall be designed in accordance with approved engineering practice. Truss components may be joined by nails, glue, timber connectors or other approved fastening devices. The design of metal plate connected wood trusses shall comply with TPI, QST, TPI PCT and TPI “Design Specification for Metal Plate Connected Wood Trusses” listed in Section S-26.702. Trusses shall be braced according to their appropriate engineered design. In the absence of specific bracing requirements, trusses shall be braced in accordance with TPI-BWT listed in Section S-26.702. Truss members shall not be cut or altered unless so designed.

The truss fabricator shall submit drawings and calculations indicating all aspects of truss design and installation for approval prior to fabrication or delivery.

Fabricators and users of wood trusses shall be subject to rules and regulations governing such activities as may be promulgated by the Committee.

Roof trusses shall be subject to special reduced live loads to the bottom chords as follows:

- a. bottom chords or portions thereof with 30” or less clearance to the underside of the top chord or any web:
LL=0 PSF.
- b. bottom chords or portions thereof with more than 30”, but less than 42” clearance to the under side of the top chord or any web: LL=5 PSF (attic access opening (22” x 30” only) permitted).
- c. bottom chords or portions thereof with more than 42” clearance to the underside of the top chord or any web: LL=20 PSF (attic access (stair or hatch) permitted).

- d. bottom chords used as habitable space LL=30 PSF or 40 PSF depending on use of space (see Table 301.2).

Amend CABO 806.1 by deleting the first 13 words of the sentence so that it begins with the word “Enclosed”.

806.1 Ventilation required: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm).

Delete RI amendment R-707 in its entirety.

Delete CABO section 807 and renumber RI blue page section R-708 to 807.

SECTION 807.0 – ATTIC ACCESS

A readily accessible attic access opening not less than 22 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches.

The access opening shall not be installed in any portion of the attic area providing less than 30 inches clear height to the lowest framing member above the opening.

CHAPTER 9 ROOF COVERINGS

The following Rhode Island amendments are made to the sections of Chapter 9:

Delete RI blue page amendment R-801.2 Note 7, R-803.9 and R-805.1 without substitution.

Re-number RI blue page amendment R-811 to section 907.7.

907.7 Single ply roofing: Single ply roofing shall be installed in accordance with manufacturer's directions.

Amend CABO section 910.3 condition number 3 as follows:

910.3 Recovering vs. replacement: New roof covering shall not be installed without first removing existing roof coverings when any of the following conditions occur:

1. When the existing roof or roof covering is water soaked or deteriorated to the point of being unacceptable as a base for additional roofing.
2. When the existing roof covering is wood shake, slate, clay or cement tile; except when the new roof covering is installed in accordance with approved industry standards.
3. When the existing roof has two or more layers of any type of roofing.

CHAPTER 10 CHIMNEYS AND FIREPLACES

The following Rhode Island amendments are made to the sections of Chapter 10.

Amend RI amendment to R-901.8 by renumbering to 1001.8 and add the following paragraph:

1001.8 Flue lining (installation). Flue liners shall extend from a point not less than 8 inches (203 mm) below the lowest inlet or, in the case of fireplaces, from the top of the smoke chamber, to a point above the enclosing walls. Fireclay flue liners shall be laid with tight mortar joints left smooth on the inside and installed to maintain a ½ inch-wide (12.7 mm) air space separating the flue liners from the interior face of the chimney masonry walls. Flue lining shall be supported on all sides.

Flue linings shall be supported on all sides at maximum intervals of ten feet vertically if the air space separating the flue liners from the interior face of the chimney walls exceed four inches.

Amend RI blue page section R-901.12 by renumbering and adding it as a paragraph to CABO 1001.13.

1001.13 Masonry chimney cleanout openings: Cleanout openings shall be provided within 6 inches (153 mm) of the base of every masonry chimney.

Exception: Chimneys serving masonry fireplaces.

1001.13.1 – Cleanout Opening: Cleanout openings are mandatory. They shall be equipped with ferrous metal doors and frames, or approved alternatives, arranged to remain tightly closed when not in use. Cleanout openings shall be located not less than two (2) feet below the lowest inlet flue.

Delete RI blue page section R-901.13. Amend CABO section 1001.14 by adding the following sentence to the end of the paragraph before the exception:

1001.14 Chimney clearances: A portion of a masonry chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2 inches (51 mm). Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1 inch (25 mm). The air space shall not be filled, except to provide firestopping in accordance with Section 1001.15.

Masonry chimneys built entirely outside the dwelling may be placed directly against combustible sheathing.

Exception: Masonry chimneys equipped with a chimney lining system listed and labeled for use in chimneys in contact with combustibles in accordance with UL 1777, and installed in accordance with the manufacturer's installation instructions, are permitted to have combustible material in contact with their exterior surfaces. However, this shall not eliminate the requirement for noncombustible firestopping in accordance with Section 1001.15.

Amend note M to CABO table 1003.1 by deleting the first six words so that the sentence reads as follows:

"1/2" airspace 4" min. from flue lining to outside face of chimney."

Amend RI blue page section R-906 by renumbering to section 1007, and add the following section:

1007.0 Room Heaters (Wood/Coal Stoves)

1007.1 General: Solid-fuel-burning room heaters shall be tested in accordance with UL 1482 listed in Appendix A of the RI Mechanical Code.

1007.2 Multiple fuel-flue installations: A solid-fuel burning room heater shall not connect to a chimney passageway venting another appliance.

1007.3 Used or antique stoves and room heaters:

The Building Official shall permit the installation and use of non-listed or tested stoves and heaters when installed in accordance with the provisions of the International Mechanical Code SBC-4, Table 308.6 as follows:

TABLE 308.6
CLEARANCE REDUCTION METHODS

TYPE OF PROTECTIVE ASSEMBLY ^a	REDUCED CLEARANCE WITH PROTECTION (Inches) ^a							
	Horizontal combustible assemblies located above the heat source				Horizontal combustible assemblies located beneath the heat source and all vertical combustible assemblies			
	Required clearance to combustibles without protection (Inches) ^a				Required clearance to combustibles without protection (Inches) ^a			
	36	18	9	6	36	18	9	6
Galvanized sheet metal, minimum nominal thickness of 0.024 inch (No. 24 Gage), mounted on 1-inch glass fiber or mineral wool batt reinforced with wire on the back, 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
Galvanized sheet metal, minimum nominal thickness of 0.024 inch (No. 24 Gage), spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	2
Two layers of galvanized sheet metal, minimum nominal thickness of 0.024 inch (No. 24 Gage), having a 1-inch airspace between layers, spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
Two layers of galvanized sheet metal, minimum nominal thickness of 0.024 inch (No. 24 Gage), having 1 inch of fiberglass insulation between layers, spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
1/2-inch inorganic insulating board, over 1 inch of fiberglass or mineral wool batt, against the combustible assembly	24	12	6	4	18	9	5	3
3 1/2-inch brick wall, spaced 1 inch off the combustible wall	—	—	—	—	12	6	6	6
3 1/2-inch brick wall, against the combustible wall	—	—	—	—	24	12	6	5

For SI: 1 inch = 25.4 mm, °C. = [(°F.)-32]/1.8, 1 pound per cubic foot = 16.02 kg/m³.

^a Mineral wool batts (blanket or board) shall have a minimum density of 8 pounds per cubic foot and have a minimum melting point of 1,500°F. Insulation material utilized as part of a clearance reduction system shall have a thermal conductivity of 1.0 (Btu · in.)/(sq. ft. · hr. · °F.) or less. Insulation board shall be of noncombustible material.

Delete RI blue page R-122 in its entirety and substitute the following:

Delete Chapters 11, 12, 13, 14, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45 and 46 in their entirety and the provisions of the Plumbing Code SBC-3, the Mechanical Code SBC-4, and Electrical Code SBC-5 shall be enforced as the codes for one and two family dwellings.

Delete Chapter 38 Private Sewage Disposal in its entirety and substitute prevailing requirements as promulgated by the Rhode Island Department of Environmental Management.

Add a new sentence to the end of section A101 scope.

APPENDIX A

MANUFACTURED HOUSING USED AS DWELLINGS

SECTION A101 SCOPE

These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on privately owned (nonrental) lots and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

This appendix shall be used in conjunction with Manufactured Home Installation Standard Regulation SBC-7 and in conjunction with the provisions of Article 1, SBC-1.

Delete Appendixes B and C in their entirety and refer to the provisions of SBC-3, Rhode Island State Plumbing Code.

Delete Appendix E, Energy Conservation and refer to the provisions of SBC-8, Energy Conservation Code.

Delete Appendix F, Radon Control Methods, in its entirety.

STATE BUILDING CODE REGULATION - 1998

The following list includes all regulations promulgated by the State Building Code Standards Committee. All regulations are available for a fee at the State Building Commission.

1.	Building Code.....	SBC-1
2.	One and Two Family Dwelling Code.....	SBC-2
3.	Plumbing Code.....	SBC-3
4.	Mechanical Code.....	SBC-4
5.	Electrical Code.....	SBC-5
6.	Manufactured Buildings and Building Components.....	SBC-6
7.	ANSI A225.1 Manufactured Home Installation Standard.....	SBC-7
8.	State Energy Code.....	SBC-8
9.	Enforcement and Implementation Procedures for Projects Under the Jurisdiction of the State of Rhode Island.....	SBC-9
10.	Code Interpretations.....	SBC-10
11.	Certification of Building Officials, Building, Electrical, Plumbing and Mechanical Inspectors.....	SBC-11
12.	New Materials and Methods of Construction.....	SBC-12
13.	State Building Code For Existing Schools.....	SBC-13
14.	Accessibility for Individuals with Disabilities for Residential Use Groups R-2 and R-3.....	SBC-14
15.	Accessibility for Individuals with Disabilities in State and Local Government Facilities.....	SBC-15
16.	Accessibility for Individuals with Disabilities.....	SBC-16
17.	Public Buildings Accessibility Meeting Standards.....	SBC-17
18.	Native Lumber.....	SBC-18