



<b>Issue Date:</b>	July 21, 2014
<b>Code/Section:</b>	2012 IECC Sections R101.2 and C101.2
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**Issue:** The 2012 International Energy Conservation Code (IECC) Sections C101.2 and R101.2 were amended to allow for Group R-2 apartments, regardless of height, to be designed using either the commercial or residential requirements. This guideline will identify the applicable energy conservation, air leakage and mechanical ventilation requirements based on the choice made for IECC compliance.

**GUIDELINE**

Section R101.2 of the 2012 IECC was amended as follows:

**R101.2 Scope.** This code applies to *residential buildings* and the building sites and associated systems and equipment. Group R-2 when defined as a Residential Building by section R202, shall have the option of complying under the Commercial Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Commercial Provisions shall be followed.

**COMMERCIAL COMPLIANCE WITH IECC**

Group R-2 apartments that choose compliance with the commercial provisions shall meet:

- Building envelope, HVAC, Water Heating and Lighting requirements per IECC C401.2.
- Natural or mechanical ventilation requirements of Chapter 4 of 2012 IMC per C403.2.5.
- HVAC or lighting additional efficiency option and commissioning per C406.1 and C408.

Section C101.2 of the 2012 IECC was amended as follows:

**C101.2 Scope.** This code applies to *commercial buildings* and the building sites and associated systems and equipment. Group R-2 when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

**RESIDENTIAL COMPLIANCE WITH IECC**

Group R-2 apartments that choose compliance with the residential provisions shall meet:

- Building envelope, Systems, and Lighting requirements per IECC R401.2.
- Air leakage limits of less than 5 ACH and blower door testing per R402.4.1.2
- Mechanical ventilation requirements per IMC 401.2 and IMC 403 per R403.5.

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