

INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS 15-7



CODE SECTIONS: 2015 IECC C101.4.1, R101.4.1, C101.5 and R101.5

3/14/17

SUBJECT: IECC COMPLIANCE FOR GROUP R-2 APARTMENTS AND CONDOS

The purpose of this interpretation is to clarify energy code compliance for residential occupancies (R-2, R-3, R-4). Sections C101.4.1 and R101.4.1 of the 2015 International Energy Conservation Code (IECC) reads as follows:

Mixed occupancy. Where a building includes both *residential* and *commercial* occupancies, each occupancy shall be separately considered and meet the applicable provisions of IECC - Commercial Provisions or IECC - Residential Provisions.

Sections C202 and R202 defines a residential building as follows:

Residential Building. For this code, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane.

RESIDENTIAL APPLICATION OF THE IECC

Group R-2 apartments and condominiums three stories or less in height above grade or concrete podium and without interior conditioned common entry/exit corridors shall be classified as residential for the purposes of the IECC. Residential buildings shall comply with the following:

- Building envelope, systems and lighting per IRC N1101.13 (IECC R401.2).
- Building or dwelling units shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour for detached dwelling units and 7 air changes per hour for attached dwelling units per amended IRC N1102.4.1.2 (IECC R402.4.1.2).
- Mechanical outside air ventilation shall be provided in accordance with IRC M1507 per IRC N1103.6 (IECC R403.6).

Where the building includes accessory common uses and/or commercial spaces, those portions of the building shall comply with the applicable commercial provisions of the IECC.

COMMERCIAL APPLICATION OF THE IECC

Group R-2 apartments and condominiums not classified as residential under the IECC (as noted above) shall be considered commercial. Commercial buildings shall comply with the following:

- Building envelope, mechanical, service water heating and lighting per IECC C401.2.
 - Lighting systems within R-2 dwelling units shall comply with either IECC C405 or R404.1.
- Mechanical outside air ventilation shall be provided for dwelling units in accordance with IMC 403 where the air infiltration rate in a dwelling unit is less than 5 air changes per hour per IECC C403.2.6 and IMC 401.2.
- Additional efficiency package options per C406.1
- System commissioning per C408.