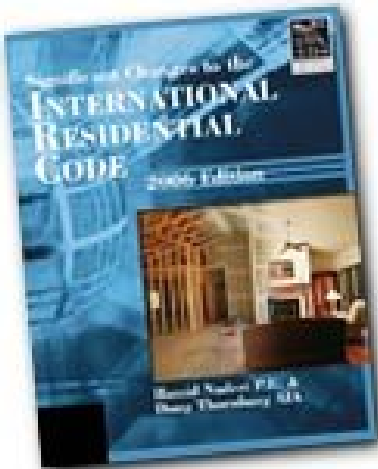




Greetings: Ironically I'm looking forward to 2009. Before I learned how to swim, I was pretty good at holding my breath, sinking to the bottom of the pool, pushing up to the surface and grabbing another quick breath. I'm pretty sure this experience was a microcosm of my future life in the home-building industry. At around 8 or 9 years of age, I finally did learn to swim, but I never forgot how to bounce off of the bottom – just in case of an emergency.

The Josephson Institute of Ethics recognizes 6 pillars of a person's character – Trustworthiness, Respect, Responsibility, Fairness, Caring and Citizenship. I believe the one of the biggest challenges over the coming months will be to our character as men and women. Will we maintain the ethics and standards that we know to be right or will we become short-sighted and miss His true blessing? My prayer is that I won't forget the One who provided all of us with 20 years of growth and prosperity.

Dale Phillips



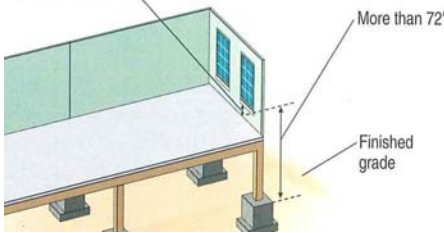
Significant Changes to the International Residential Code, 2006 edition

2006 IRC: In September of 2008 our industry experienced what I called the "perfect storm". For the first time in Texas, the TRCC and the TDLR made significant code and regulation changes that took effect on the same day. We are still feeling the affects of these changes as more municipalities adopt the 2006 IRC. If you don't invest in anything else this year, you should at least have a copy of the "Significant Changes to the International Residential Code - 2006 Edition". If you are not a member of the ICC, I will gladly order this for you at my cost.

Significant Changes to the 2006 IRC

Section R613.1 – Exterior Windows and Glass Doors: In previous years this section of code was focused primarily on structural loading, anchoring and testing requirements. The 2003 IRC actually excluded any provisions relating to waterproofing, sealing and flashing systems. The 2006 code has removed this exclusion and added requirements for manufacturers to provide installation instruction for their windows. All exterior windows must be installed in accordance with the written instructions.

Min. 24" or the opening must be protected such that a sphere of 4" diameter will not go through.



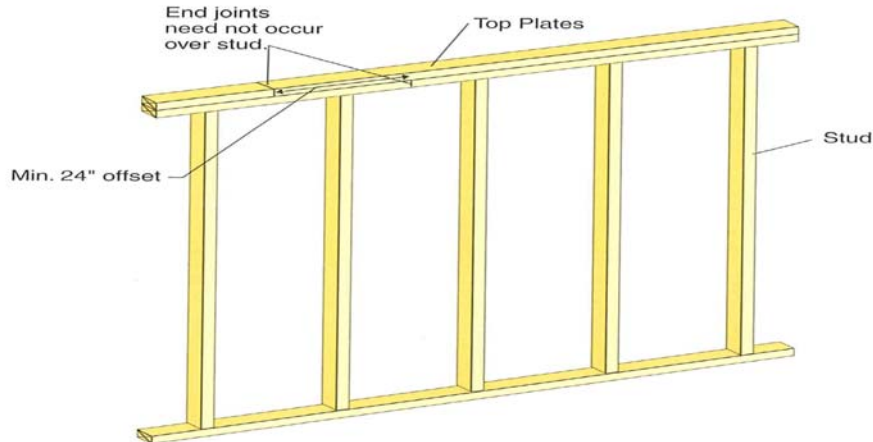
Section 613.2 – This addition to the code requires operable windows on the second story to have a minimum window sill height of 24 inches. The intent of this amendment is to reduce the number of falls by small children through exterior windows. The window may be installed with a sill height of less than 24 inches if the opening is less than 4 inches or if an approved window guard is provided. The window sill height requirement can be overcome by replacing

operable windows with fixed glass windows. However, in second floor sleeping rooms the windows must be operable for emergency egress. That leaves us with window sill heights that must fall within a range of 24 inches minimum and 44 inches maximum. The minimum is to meet this new section of code and the maximum is required to meet Section R 310. All measurements for sill heights are to be taken from the finished floor of the room where the window is located.

Section 613.7.1 – An addition to the code requires testing and labeling of all windows installed in “windborne debris” regions. The 2006 IRC defines “windborne debris region” as all areas within 1 mile of the coastal mean high water line where the basic wind speed is 110 mph or greater.

Section 602.3(1) – This is the fastener schedule for structural members within the dwelling. While no significant changes to the size and spacing of nails has occurred, the diameter and length of each nail has been inserted into the schedule. There is also a new column for the attachment of collar ties to rafters.

Section 602.3.2 – This section has been clarified to state that joints in top plates need not occur over a stud.



Section 602.10.6.2 – A new section of code has been added to address wall bracing adjacent to windows and doors. This section provides a prescriptive method for replacing 4 foot braced wall panels with 16 inch or 24 inch wall panels. This method will allow greater flexibility for window and door locations – in areas with wind speeds less than 110 mph. Although this method is fairly complex, DPIS will be adding this option to our framing details soon.

All of the 2006 IRC code changes that are discussed in this issue are from Chapter 6 – Wall Construction. Please remember, I have only highlighted the most significant changes in this chapter. There are 41 chapters that were revised. Again, *all* of the 2006 IRC changes are listed in the “Significant Changes to the International Residential Code – 2006 Edition”. Hopefully, each month we can work through a portion of these code changes, thereby eating the beast one bite at a time. Obviously we can’t expect you to implement these major changes overnight, but we do need to be moving in the right direction.

Dale Phillips

Please stay in touch. I am very interested in topics for the Better Home Show



KSEV 700 AM or KSTA 550 AM Saturdays 8 AM to 11 AM.

If you have suggestions, please email me - dale@dpis.com.

Dale Phillips