

Building Safety Updates 10.13.2026

Replacement Window Inspection

- Insulation: Insulate/seal gaps around the window. Photos may be accepted when approved by the Building Department.
- Flashing: Required flashing documentation/affidavit must be submitted. IRC R703.4
- Emergency Egress: Bedroom replacement windows must maintain required emergency escape and rescue openings. IRC R310.2 & R310.2.5
 - o 5.7 sq. ft. minimum net clear opening
 - o 5.0 sq. ft. permitted for grade-floor or below-grade openings
 - o Minimum clear opening: 20 in. wide × 24 in. high
 - o Maximum sill height: 44 in.
- Safety Glazing: Verify tempered/safety glazing where required. IRC R308.4
- Fall Protection: Check windows where the opening creates a fall hazard. IRC R312.2

R905.1 Roof covering application.

Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions. Unless otherwise specified in this section, roof coverings shall be installed to resist the component and cladding loads specified in [Table R301.2.1\(1\)](#), adjusted for height and exposure in accordance with [Table R301.2.1\(2\)](#).

R905.1.1 Underlayment.

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with [ASTM D226](#), [D1970](#), [D4869](#) and [D6757](#) shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in [Table R905.1.1\(1\)](#). Underlayment shall be applied in accordance with [Table R905.1.1\(2\)](#). Underlayment shall be attached in accordance with [Table R905.1.1\(3\)](#).

Exceptions:

1. 1. As an alternative, self-adhering polymer-modified bitumen underlayment bearing a label indicating compliance with [ASTM D1970](#) and installed in accordance with both the underlayment manufacturer's and roof covering manufacturer's instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering to be installed, shall be permitted.

2. 2. As an alternative, a minimum 4-inch-wide (102 mm) strip of self-adhering polymer-modified bitumen membrane bearing a label indicating compliance with [ASTM D1970](#), installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with [Table R905.1.1\(1\)](#) for the applicable roof covering for areas where wind design is not required in accordance with [Figure R301.2.1.1](#) shall be applied over the entire roof over the 4-inch wide (102 mm) membrane strips. Underlayment shall be applied in accordance with [Table R905.1.1\(2\)](#) using the application requirements for areas where wind design is not required in accordance with [Figure R301.2.1.1](#). Underlayment shall be attached in accordance with [Table R905.1.1\(3\)](#). →

TABLE R905.1.1(1)

UNDERLAYMENT TYPES

ROOF COVERING	SECTION	AREAS WHERE WIND DESIGN IS NOT REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1	AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1
		ASTM D226 Type I or II	
Asphalt shingles	R905.2	ASTM D4696 Type I, II, III or IV ASTM D6757	ASTM D226 Type II ASTM D4869 Type III or Type IV
Clay and concrete tile	R905.3	ASTM D226 Type II ASTM D2626 Type I ASTM D6380 Class M mineral-surfaced roll roofing	ASTM D226 Type II
Metal roof shingles	R905.4	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Mineral-surfaced roll roofing	R905.5	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Slate and slate-type shingles	R905.6	ASTM D226 Type I ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Wood shingles	R905.7	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Wood shakes	R905.8	ASTM D226 Type I or II ASTM D4869 Type I, II, III or IV	ASTM D226 Type II ASTM D4869 Type III or Type IV
Metal panels	R905.10	Manufacturer's instructions	ASTM D226 Type II ASTM D4869 Type III or Type IV

Photovoltaic shingles	R905.16	ASTM D4869 Type I, II, III or IV ASTM D6757	ASTM D4869 Type III or Type IV
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For SI: 1 mile per hour = 0.447 m/s.

TABLE R905.1.1(2)

UNDERLAYMENT APPLICATION

ROOF COVERING	SECTION	AREAS WHERE WIND DESIGN IS NOT REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1	AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1
Asphalt shingles	R905.2	For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches, Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

		4 inches and shall be offset by 6 feet.	
		For roof slopes from 2½ units vertical in 12 units horizontal (2½:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be not fewer than two layers applied as follows: starting at the eave, apply a 19-inch strip of underlayment parallel with the eave. Starting at the eave, apply 36-inch-wide strips of underlayment felt, overlapping successive sheets 19 inches. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be not fewer than one layer of underlayment felt applied shingle fashion, parallel to and starting from the eaves and lapped 2 inches. End laps shall be 4 inches and shall be offset by 6 feet.	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
Clay and concrete tile	R905.3		
Metal roof shingles	R905.4		
Mineral-surfaced roll roofing	R905.5		
Slate and slate-type shingles	R905.6	Apply in accordance with the manufacturer's installation instructions.	
Wood shingles	R905.7		
Wood shakes	R905.8		
Metal panels	R905.10		
Photovoltaic shingles	R905.16	For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12	Underlayment shall be two layers applied in the following manner: apply a 19-inch strip

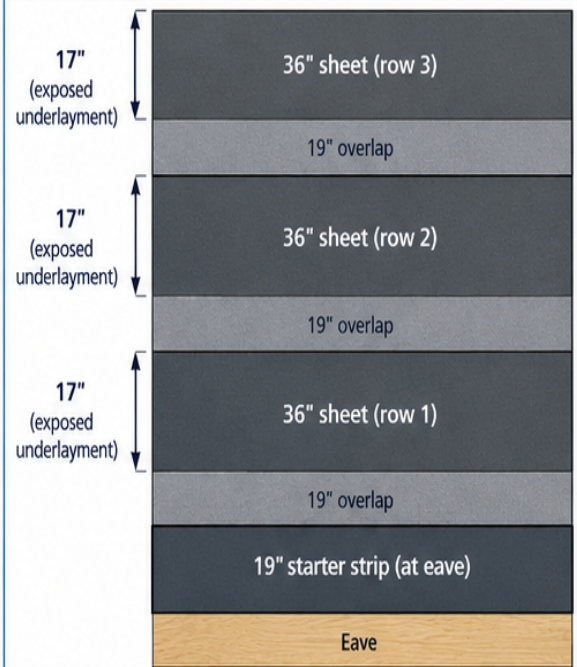
units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.	of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

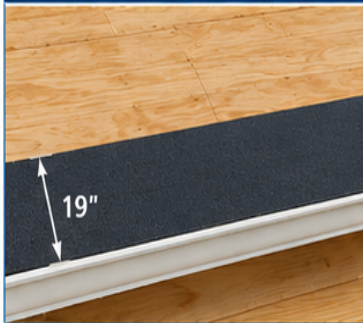
Two-Layer Underlayment Installation



Layout and Measurements (Top View)

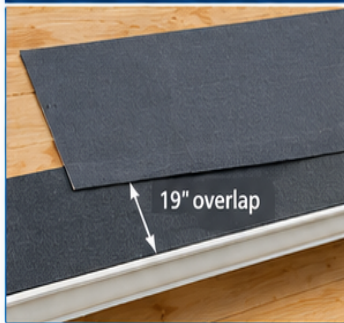


1. Install 19" starter strip



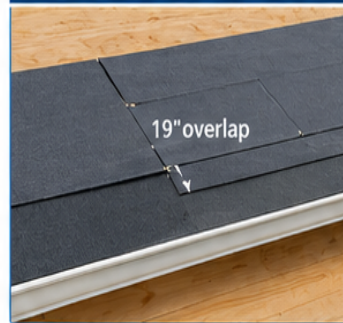
Apply a 19-inch-wide strip of underlayment felt parallel to the eave.

2. Install first 36" sheet



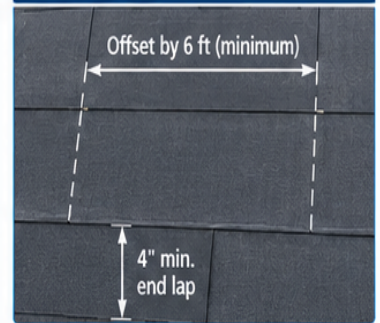
Starting at the eave, apply a 36-inch-wide sheet, overlapping the 19-inch starter strip by 19 inches.

3. Continue with 36" sheets



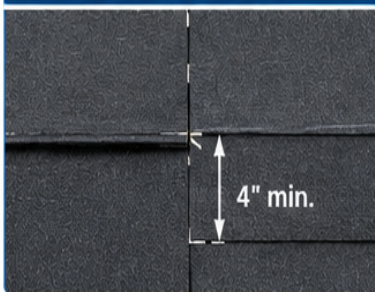
Continue with 36-inch-wide sheets, overlapping each successive sheet by 19 inches.

4. End laps

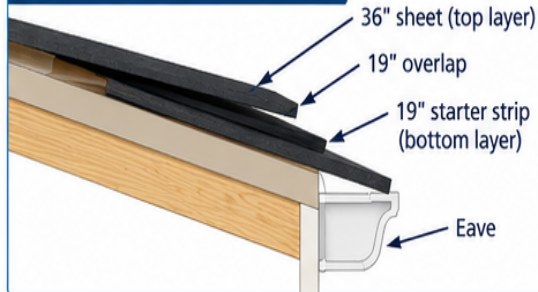


End laps shall be 4 inches and shall be offset by 6 feet.

End lap detail (close-up)



Side view (at eave)



Important Notes

- Underlayment shall be two layers as described.
- The 19-inch overlap is intentional (not a 19-inch minimum exposure).
- Do not leave wrinkles, buckles or distortions that would interfere with the shingles sealing.
- End laps must be at least 4 inches and offset by at least 6 feet.

Adoption of the 2024 Codes:

- State Adoption goes into effect on January 1, 2027
 - All prints being submitted will need to show this new code and show the State amended Code.
 - Submit prints left to right on all pages and ¼ Scale min.
 - Contractors should review this code and know the changes as it would apply to their jobs.
 - 2026 ICC/ANSI A117.1 is in effect on 9/8/2026 all prints approved after this date would need to be compliant.
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- Address numbers must always be up during construction min 4" size. Inspections will fail without numbers at street view.
- Legal size-attachment numbers must be installed on the actual home before permeant service is given. Home numbers are to remain up after CO.
- All secondary meters installed on multiple permits will need a sub address.
- Gas fires appliances on min operating capacity will need to review the specs to place in an encapsulated space, "Spray Foam attics or full home" Min make up air or isolation requirements may be in effect. Current well-sealed homes may be an issue with 80% units as well.
- Insulation installations in original homes must be permitted.
- The Town of Bluffton has not approved any 3m style window film as a storm protection option currently.
- Jobs must be ready for inspection before calling in for the inspection.
- Cancelled inspections be done with the office before the inspector is in route. First time Fines may apply if jobs are found to not be ready.



R314.4 Interconnection.

INSIGHTS

Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with [Section R314.3](#), the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R314.6 Power source.

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for **overcurrent protection**.

Exceptions:

1. 1.

Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.

2. 2.

Smoke alarms installed in accordance with [Section R314.2.2](#) shall be permitted to be battery powered.

AM104.2 Power source.

Required smoke detectors shall receive their primary power from the building wiring where that wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Required smoke detectors shall be interconnected such that if one detector is activated, all detectors are activated.

E3902.20 Arc-fault circuit interrupter protection.

Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere **outlets** installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms,

sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

1. 1.

A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]

2. 2.

A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]

3. 3.

A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:

1. 3.1.

The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

2. 3.2.

The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.

3. 3.3.

The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]

4. 4.

A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:

1. 4.1.

The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

2. 4.2.

The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.

3. 4.3.

The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.

4. 4.4.

The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]

5. 5.

Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of [Section E3908.9](#) with metal boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]

6. 6.

Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of [Section E3908.9](#), with metal boxes, conduit bodies and enclosures.

STATE REQUIREMENTS.

E3902.20 Arc-fault circuit interrupter protection.

In areas other than kitchen and laundry areas, branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways and similar rooms or areas shall be protected by any of the following: [210.12(A)]

1. 1.A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
2. 2.A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
3. 3.A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 1. 3.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 2. 3.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 3. 3.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
4. 4.A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
 1. 4.1.The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 2. 4.2.The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 3. 4.3.The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
 4. 4.4.The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
5. 5.Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of [Section E3908.9](#) with metal

boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]

6. 6. Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures.