

2024 Significant Code Changes for Multifamily

This summary includes changes to the International Building Code (IBC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), International Fire Code (IFC), International Mechanical Code (IMC), International Plumbing Code (IPC), and International Wildland-Urban Interface Code (IWUIC). These are not all the changes that were approved.

2024 IBC

- **Section 104 Duties and Powers of the Building Official.** Section 104 is reorganized and expanded, especially the alternative materials and methods provisions. Many of the changes better capture the use of evaluation reports, research reports or engineering analysis to justify alternative methods. Two concerns are empowering the building official to require the builder provide a copy of the standard governing a listed product and empowering the building official to require a signed and sealed engineering report design for an alternative product where an ICC-ES or other evaluation report is not provided. Similar changes to the corresponding Chapter 1 section are made across the family of I-Codes.
- **Section 202 High-Rise Building.** The proposal revises the definition of High-Rise Building to be triggered by an occupied floor or roof more than 75 feet above fire department access. A building for which providing an occupied roof would trigger the high-rise classification could see impacts that fundamentally affect the floor layout such as triggering a fire command center or requiring separation of stairways.
- **Section 903.3.1.2.3 [IFC 903.3.1.2] NFPA 13R sprinkler systems.** For Group R-2 buildings, NFPA 13R systems can be used where the highest point of the roof assembly is not more than 45 feet above the lowest level of fire department access. This restores the ability to use NFPA 13R systems in many four-story multifamily buildings instead of full NFPA 13 systems, partially reversing what a change in the 2021 IFC effectively required.
- **Section 1107.2 Electrical vehicle charging stations.** The provisions for electrical vehicle (EV) charging stations were modified so R-2 occupancies are no longer exempt. At least one charging station and up to 5% of such spaces provided for use by residents will now need to be accessible. The change could result in an equal number of accessible EV spaces and accessible standard spaces needing to be provided. R-3 and R-4 are still exempt.
- **Section 1110.6 Laundry equipment.** A minimum number of washers and dryers in a common laundry room are now required to be accessible in all cases, instead of being adoptable via an appendix. This exceeds Federal law as the Americans with Disabilities Act does not require the shared areas of multifamily buildings to comply; Fair Housing Act accessibility requirements only require accessible washers/dryers in an accessible dwelling unit.

2024 IECC

As of the initial posting of this significant changes document the 2024 IECC had not been published due to the consideration several appeals raising concerns about provisions that may preempt Federal law or that related to electrification and climate change rather than the efficient use of energy by the building. Key expected updates for the 2024 IECC residential provisions include:

- Overall energy efficiency level will go up by 6-7% of the whole-house energy use.
- Multiple compliance measures will be added for each climate zone to increase design flexibility including higher efficiency equipment, efficient appliances, ducts in conditioned space, onsite renewable energy, and others.
- Ceiling insulation requirements should return to the 2018 IECC levels and added design flexibility should be included for wall insulation in climate zones 4 and 5.
- The performance path will be revised and expanded to allow for equipment trade-offs and to recognize(i)6 (14 (on)1108 485.(i)6 (t)012 Twe m)7 (eas)4 (l)16 (ude)10 s0(ea
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