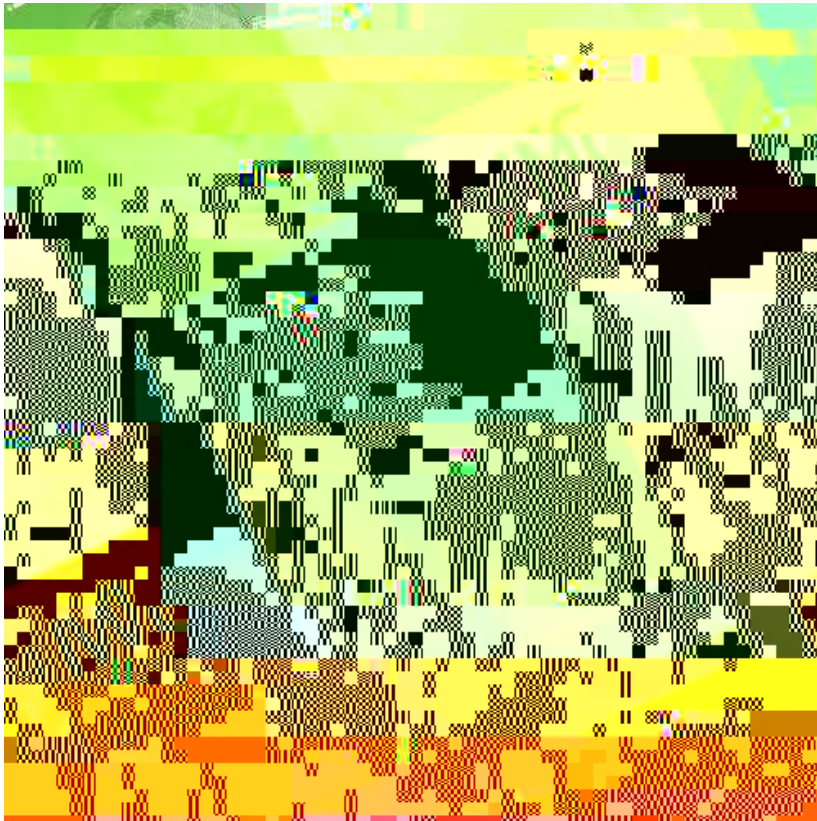




2024

International Codes Suggested Amendments



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Table of Contents



[International Residential Code](#)



[International Building Code](#)



[International Fire Code](#)

2024 International Residential Code – Amendment Lookup

1. [Wind-Borne Debris Region \(Definitions\)](#)

This amendment modifies the definition of "wind-borne debris region" so protection where the wind speed is 130 miles per hour or greater is only required within one mile of the coastal mean high-water line, rather than within one mile of any body of water greater than one mile in width including inland lakes and large rivers.

2. [Fire Separation Distance \(R302.1\)](#)

This amendment would return the fire separation distances between structures to those required before residential sprinklers became part of the International Residential Code.

3. [Fire Separation Distance at Townhouses \(R302.1\)](#)

This amendment removes a requirement to rate exterior walls of townhouses based on a fire separation distance.

4. [Self-Closing Devices \(R302.5.1\)](#)

This amendment removes the requirement for all doors separating a garage from the interior of a dwelling to be equipped with a self-closing and self-latching device.

5. [Protection of Building Envelope \(R306.3.6.1\)](#)

This amendment eliminates the requirement to provide an exterior-rated door at the top of a stairway enclosed by breakaway glass.

2. [Fire Separation Distance](#)

This amendment would return the fire separation distances between structures to those required before residential sprinklers became part of the International Residential Code. It also preserves the improved text from later editions regarding minimum fire-resistance ratings.

Revise as follows:

Delete Tables R302.1(1) and R302.1(2) and replace with new table.

Table R302.1 Exterior Walls

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable

a. For residential subdivisions and townhouses where all *dwelling*s are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the *fire separation distance* for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining

4. [Self Closing Devices](#)

This amendment removes the requirement for all doors separating the garage from the interior dwelling to be equipped with a self-closing and latching device.

Revise as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping

5. Protection of Building Envelope

This amendment eliminates the requirement to provide an exterior-rated door at the top of a stairway that is enclosed by breakaway walls and provides access to a dwelling elevated on piers or piles in a coastal flood zone.

Revise as follows:

Delete Section R306.3.6.1 entirely.

~~**R306.3.6.1 Protection of building envelope.** An exterior door that meets the requirements of Section R609 shall be installed at the top of stairs that provide access to the building and that are enclosed with walls designed to break away in accordance with Section R306.3.5.~~

Reason:

This amendment deletes the requirement added in the 2015 IRC that an exterior door be provided at the top of a stairway enclosed by breakaway walls and providing access to a dwelling located in a Coastal A Zone or Zone V special flood hazard area and elevated on piers or piles. While having a door at the top of such a stair may be good practice, the additional requirements associated with it being an exterior door are overlyTf1 rwalls designed llus2(t)-4(i)5(oo91 0 0s)-4(dess)45(t)suchZoated f p extrequitæmn a m 0 612 792y br-

6. Residential Fire Sprinklers

This amendment would delete the mandatory requirement for residential sprinklers from the International Residential Code. A companion amendment titled Fire Separation Distance returns the fire separation distances between structures to those required before residential sprinklers became part of the IRC.

Revise as follows:

Delete Section R309 entirely.

~~SECTION R309~~ **~~AUTOMATIC SPRINKLER SYSTEMS~~**

~~R309.1 Townhouse automatic sprinkler systems.~~

~~An automatic sprinkler system shall be installed in townhouses.~~

~~**Exception:** An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.~~

~~R309.1.1 Design and installation.~~

~~Automatic sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

~~R309.2 One- and two-family dwellings automatic sprinkler systems.~~

~~An automatic sprinkler system shall be installed in one- and two-family dwellings.~~

~~**Exception:** An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.~~

~~R309.2.1 Design and installation.~~

~~Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

Reason:

Since the inclusion of the mandatory requirement for residential sprinklers in the 2009 IRC, 46 states have amended or passed legislation removing the residential sprinkler mandate for new one- and two- family dwellings. Of those states, 27 prohibit communities from requiring fire sprinkler systems from being installed. It is important to note that the voluntary installation of residential sprinklers is still allowed.

*The median age of owner-occupied homes in the U.S. is 40 years, and that number continues to increase. These older homes are more likely to have outdated electrical systems, appliances, use space heaters or display other characteristics that lead to a greater risk of a fire starting. Newer homes have fire blocking, hardwired smoke alarms and egress windows installed to today's codes, all of which increase the chances of surviving a fire. **Even as homes built to today's residential code get older, they will continue to provide protection for families through their improved safety.***

While questions regarding construction code requirements intended to increase the safety of homes cannot, and should not, be decided solely on the issue of cost, it is reasonable to ask if there is a demonstrated state- or region-specific need for the requirement or if an acceptable level of safety can be achieved through other, less expensive means. The cost of an incremental increase in the margin of safety can be quite high.

Higher regulatory costs have real consequences for working American families. These regulations end up pushing the price of housing beyond the means of many teachers, police officers, firefighters and other middle-class workers. Already, 103.5 million households are not able to afford a new median priced new home. And over 106,000 households would no longer qualify for a mortgage based on that \$1,000 increase to a median-priced home in the U.S., the average cost of a sprinkler system is \$6,000, and regionally it is much higher.

Mandating costly incremental increases in safety will only protect those who can afford them and will often decrease safety for those who cannot. Families who cannot qualify to purchase homes due to the increased costs from mandatory code requirements such as fire sprinklers will have to live in housing that is less safe, because that housing was built to less stringent code requirements.

7. Habitable Attics

9. [Stair Geometry \(8.25-inch Riser\)](#)

11. Foundation Anchorage

This amendment provides an exception to the requirement for attaching bottom plates of braced wall panels on the interior of a dwelling to foundations with anchor bolts. The exception applies in low-wind, low-seismic areas where gypsum board is used as the bracing method for the interior wall in question.

Revise as follow0 0 1 5 :.

and not technically justified for many common conditions. The typical bracing method used for braced wall lines on the interior of a one- or two-story dwelling in a low-wind, low-seismic area is Method GB, consistent with the use of gypsum board as the typical interior wall finish material. The allowable shear capacity for Method GB when used on both sides of a braced wall is 200plf (pounds per linear foot). The standard fastener schedule, Table R602.3(1), specifies 3-16d nails at 16" spacing for fastening the bottom plate of a braced wall panel on the interior of a dwelling to floor framing below (such as a raised floor system over a crawlspace or pier-and-beam foundation). This standard nailing provides a 200plf allowable capacity, as would many typical post-installed anchors (e.g. wedge or expansion anchors) that are short enough to be installed in just a slab-on-grade without the need for thickened footings, or even power-actuated fasteners. 1/2" diameter anchor bolts at 6-foot spacing are not necessary for the proper anchorage of these walls.

The proposed amendment provides an exception to the requirement that an interior wall that also used as part of a braced wall line be fastened to a slab-on-grade with anchor bolts, rather than other methods of making a "positive connection" such as wedge or expansion anchors, power fasteners, or concrete nails. The exception is limited to areas of low wind and low seismic hazards and to walls braced using gypsum board, with its lower allowable shear capacity.

2024 International Building Code – Amendment Lookup

1. [Wind-Borne Debris Region \(Definitions\)](#)

This amendment modifies the definition of "wind-borne debris region" so protection where the wind speed is 130 miles per hour or greater is only required within one mile of the coastal mean high-water line, rather than within one mile of any body of water greater than one mile in width including inland lakes and large rivers.

2. [Sound Transmission \(1206.3\)](#)

This amendment adds an exception to remove the impact sound requirement between a dwelling or sleeping unit and a public or service area.

1. Wind-Borne Debris Protection – Definition of Wind-Borne Debris Region

This amendment modifies the definition of "wind-borne debris region" so protection where the wind speed is 130 miles per hour or greater is only required within one mile of the coastal mean high-water line, rather than within one mile of any body of water greater than one mile in width including inland lakes and large rivers.

Revise as follows:

[BS]WINDBORNE DEBRIS REGION. Areas within hurricane-

damage in Ramrod Key and Little Torch Key, FL, protection is already required based on the design wind

2. [Sound Transmission](#)

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2024 International Fire Code – Amendment Lookup

1. [NFPA 13R Sprinklers Systems \(903.3.1.2\)](#)

This amendment revises the permitted height of the floor level of the highest story in a Group R occupancy that allows for NFPA 13R sprinklers.

2. [Fire Apparatus Access Roads – Alternative to Road \(D102.1\)](#)

This amendment adds an exception permitting fire apparatus access roads to be a driveway, pathway or other approved surface that creates a fire lane not accessible to motor vehicles.

3. [Fire Apparatus Road – Increase Dwelling Trigger \(D107.1\)](#)

This amendment adds an exception raising the trigger for a second fire apparatus access road to 50 dwellings if the width is 26 feet and the development is not in a wildland-urban interface area.

1. [NFPA 13R Sprinkler Systems](#)

This amendment revises the permitted height of the floor level of the highest story in a Group R occupancy that allows for NFPA 13R sprinklers.

Revise as follows:

2024 International Fire Code

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is ~~30~~ 35 feet (~~9144~~ 10668 mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the *International Building Code* shall be measured from *grade plane*.

2024 International Building Code

[F] 903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or fewer above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is ~~30~~ 35 feet (~~9144~~ 10668mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

3. The floor level of the lowest *story* is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

Reason:

This amendment revises the permitted maximum height from 30-feet to 35-feet for the floor level in a Group R occupancy that will allow for a NFPA 13R sprinkler system.

NFPA 13R has been the standard for installing fire sprinkler in low-

3. Fire Apparatus Access Roads – Increase Dwelling Trigger

This amendment adds a new subsection that raises the trigger to 50 dwellings, or half the number of dwelling units at which a multifamily development triggers the second fire department apparatus road, if the minimum unobstructed width of the primary fire department apparatus road is increased to 26 feet in width to aid in both fire department access and evacuation, at least one hydrant be placed on each side of the road to minimize the need to run hoses across a road, obstructing both traffic and fire vehicles, and the development is not in a wildfire-prone area.

A pointer to the dead-end turnaround requirements in Section D103.4 underscores the fact a single fire apparatus access road needs to comply with all the requirements of Section 503 and Appendix D. It is noted Table D103.4 requires the fire code official to approve the minimum width and turnarounds for dead-end access roads exceeding 750 in length.

This amendment will reduce the cost of construction for developments of 31 to 50 houses by eliminating the need for the second fire apparatus access road and enabling development of slightly larger