NMHC/NAA are actively involved in the model code and standard development process to ensure that the multifamily industry’s interests are considered and that proposed changes to the codes and standards do not unnecessarily increase the cost of apartments.

We focus our work on three key organizations: the International Code Council (ICC); the National Fire Protection Association (NFPA); and the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). (An overview of the model codes and standards is available in NMHC/NAA’s Building Codes and Standards Fact Sheet.) This document provides an overview of the timetable for revising the codes and standards of most interest to apartment firms and NMHC/NAA’s participation with each organization.

**ICC MODEL BUILDING CODES**

**ICC CODES DEVELOPMENT TIMELINES**

The ICC Government Consensus Process produces 16 model codes known as the I-Codes. The 2018 versions are completed and will be available in the fall of 2017, with the exception of the 2018 International Green Construction Code (IgCC), which be available in late summer of 2018.

To produce the 2021 codes, ICC divided its codes into two groups—Group A and B—and will consider changes to each group on a staggered basis.

ICC also supports several Code Action Committees that meet several times each year to discuss issues to be considered during the next round of code hearings. Current committees are: the Building Code Action Committee; the Fire Code Action Committee; the Plumbing, Mechanical and Fuel Gas Code Action Committee; and the Sustainability, Energy & High Performance Building Code Action Committee. NMHC/NAA and consultants are actively involved in the CAC activities.

**Group A Codes and Timeline**

Proposed changes to the Group A codes will be due in January 2018. Committee Action Hearings (CAH) will be held in the spring of 2018. The codes will be finalized at the Public Comment Hearings (PCH) in the fall of 2018. The 2021 I-Codes will be published in the spring of 2020 for adoption by local jurisdictions. Group A includes the following codes of interest to NMHC/NAA:

- International Building Code (IBC) – Egress, Fire Safety, General portions
- International Fire Code (IFC)
- International Fuel Gas Code (IFGC)
- International Mechanical Code (IMC)
- International Plumbing Code (IPC)
- International Private Sewage Disposal Code (IPSDC)
- International Residential Code (IRC) – Mechanical, Plumbing
- International Swimming Pool and Spa Code (ISPSC)
- International Zoning Code (IZC)
- International Property Maintenance Code
- International Wildland-Urban Interface Code (IWUIC)
Group B Codes and Timeline
Proposed changes to the Group B codes will be due in **January 2019**. CAH will be held in the **spring of 2019**. The codes will be finalized at the PCH in the **fall of 2019** and published in the **spring of 2020** for adoption by local jurisdictions. Group B includes the following codes of interest to NMHC/NAA:

- Administrative provisions for all of the codes
- Updating of the reference standards in the codes
- International Building Code (IBC) – Structural
- International Energy Conservation Code – IECC (Commercial and Residential)

International Green Construction Code
The IgCC is now a joint effort between ICC and ASHRAE. ASHRAE is responsible for the technical provisions, which will be based on ASHRAE 189.1 Standard for the Design of High-Performance, Green Buildings. ICC is responsible for the scoping provisions, which will come from the IgCC. The scoping is important because it allows multifamily to comply with the ICC 700 National Green Building Standard as an alternate to the other requirements within the joint IgCC.

**ICC STANDARDS DEVELOPMENT TIMELINES**
In addition to the I-Codes, ICC produces two standards of interest to the apartment sector.

- **ICC 700 – National Green Building Standard (NGBS)**
  ICC 700 was last published in 2015. The committee will be meeting in 2017 and 2018 to consider changes for inclusion in the 2018 standard.

- **ICC A117.1 Accessible and Usable Buildings and Facilities – 2009**
  ICC A117.1 was last published in 2009 and the committee has approved publication of the 2016 standard which will be published in 2017.

**NMHC/NAA ICC COMMITTEE APPOINTMENTS**
NMHC/NAA hold appointments on, or work closely with, numerous ICC committees, which makes us well positioned to represent the industry. On many of these, we have been members since they were created.

- Code Action Hearings (CAH)
- Public Comment Hearings (PCH)
- International Energy Conservation Code Committee
- ICC 700 – National Green Building Standard
- ICC A117 – Accessible and Usable Buildings and Facilities
- ICC Strategic Partner
- ICC Industry Advisory Committee
- Code Development Review Ad Hoc Committee
- Code Technology Committee (Committee is currently not meeting)
- Code Action Committee on Sustainability, Energy and High-Performance Buildings
- Fire Code Action Committee and four local FCAC committees
- Building Code Action Committee
- Building Code Interpretation Committee
- Code Correlating Committee
- Codes and Standards Committee
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
CODES AND STANDARDS

The NFPA produces a number of standards that can be adopted independently but are more commonly referenced by the I-Codes.

NFPA CODES AND STANDARDS DEVELOPMENT TIMELINES

- **NFPA 1 Fire Code**
  Updated on a three-year cycle. The current 2015 version will be revised in 2017-2018 with requirements that will appear in the 2018 version.

- **NFPA 13D Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.**
  Updated in conjunction with NFPA 13R on a three-year cycle. The current 2016 versions will be updated in 2016-2017 for publication in 2018.

- **NFPA 13R Standard for the Installation of Sprinkler systems in Low-Rise Residential Occupancies.**
  Updated on a three-year cycle. NFPA 13D and 13R are updated at the same time by the same committee. The current 2016 version is being updated in 2016-2017 for publication in 2018.

- **NFPA 70 National Electrical Code.**

- **NFPA 72 National Fire Alarm and Signaling Code**
  Updated every three years. The current 2016 versions will be updated in 2017-2018 for the 2019 version.

- **NFPA 101 Life Safety Code**
  Updated every three years. The 2015 version will be updated in 2016-2017 for items to be included in the 2018 code.

- **NFPA 5000 Building Construction and Safety Code**
  Updated in conjunction with NFPA 101. The current 2015 version will be updated in 2016-2017 for the 2018 version.

NMHC/NAA NFPA COMMITTEE APPOINTMENTS

As is the case with the ICC, NMHC/NAA serve on or works closely with several key NFPA committees, most for more than 20 years.

- Fire Code (NFPA 1)
- NFPA 13D/13R
- National Fire Alarm Code (NFPA 72)
- Life Safety Code (NFPA 101)
- Building Construction and Safety Code (NFPA 5000)
- National Electrical Code (NFPA 70)
ASHRAE STANDARDS

ASHRAE 90.1 and 189.1 standards can be adopted independently but in most cases are adopted as an inclusion in the ICC energy codes. ASHRAE 90.2 has never been adopted by any local jurisdiction. Portions of ASHRAE 189.1 Standard for the Design of High-Performance, Green Buildings have been adopted by a few jurisdictions.

ASHRAE STANDARDS DEVELOPMENT TIMELINES

- **ASHRAE 90.1: Energy Standard for Buildings Except Low-Rise Residential Buildings**
  The current edition is the 2016 edition. It’s committees are now working on items for inclusion in the 2019 version.

- **ASHRAE 90.2: Energy-Efficient Design of Low-Rise Residential Buildings**
  The last edition was published in 2007. The committee is now planning on publishing a 2017 edition.

- **ASHRAE 189.1: Standard for the Design of High-Performance, Green Buildings**
  The current version is 2014, however, ASHRAE will no longer be publishing ASHRAE 189.1 as a separate document. The technical provisions are being integrated into the ICC International Green Construction Code (IgCC) which will be published by ICC in late summer of 2017. Important for multifamily in this effort by ICC and ASHRAE is that the new combined ICC/ASHRAE code will include the scoping provisions from the IgCC which reference and allow apartments to comply with the ICC 700 National Green Building Standard.

NMHC/NAA ASHRAE COMMITTEE APPOINTMENTS