



NATIONAL
MULTIFAMILY
HOUSING
COUNCIL



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ICC Model Code Development 2024 Editions

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About NMHC

Based in Washington, DC, the National Multifamily Housing Council (NMHC) is a national association representing the interests of the larger and most prominent apartment firms in the U.S. NMHC's members are the principal officers of firms engaged in all aspects of the apartment industry, including ownership, development, management and financing. NMHC advocates on behalf of rental housing, conducts apartment-related research, encourages the exchange of strategic business information and promotes the desirability of apartment living. Nearly one-third of Americans rent their housing, and almost 15 percent live in an apartment (buildings with five or more units). For more information, contact NMHC at 202/974-2300, email the Council at info@nmhc.org or visit NMHC's website at www.nmhc.org.

About NAA

The National Apartment Association (NAA) serves as the leading voice and preeminent resource through advocacy, education and collaboration on behalf of the rental housing industry. As a federation of 151 state and local affiliates, NAA encompasses over 93,000 members representing more than 10 million apartment homes globally. NAA believes that rental housing is a valuable partner in every community that emphasizes integrity, accountability, collaboration, community responsibility, inclusivity and innovation. To learn more, visit www.naahq.org.

Overview

NMHC and NAA are actively involved in the development of model building codes and standards to ensure that the unique needs of multifamily construction are considered and that proposed changes to codes and standards do not unnecessarily undermine the affordability and availability of housing.

While there are a number of building code and standard-setting organizations, the most widely used set of codes and standards is developed by the International Code Council (ICC). The ICC family of codes and standards provide minimum requirements for all facets of multifamily construction, including structural and mechanical systems, energy efficiency, plumbing, fire safety, accessibility and sustainability, and often serve as the basis for code requirements adopted at the state and local levels.

The ICC national model codes are updated every three years according to a detailed development process and timeline. While the process is open to the public and allows for participation by interested stakeholders, final approval of new code editions is made by government code and safety officials.

ICC Codes Development Process

The ICC produces 16 model codes known as the I-Codes. The most recent edition—the 2021 I-Codes—were published in 2020.

The ICC is now developing the 2024 I-Codes, which are divided into two groups - Groups A and B. Changes to each group are considered on a staggered basis and include these key elements:

- **Code Change Review.** At the beginning of each code cycle, the ICC publishes all proposals for public review. During this period, NMHC and NAA analyze the proposals and identify those having repercussions for multifamily properties. Throughout the process, we advocate for codes and standards that are technologically feasible, cost-effective and reflect the needs of the apartment industry.
- **Committee Action Hearings (CAH).** Approximately two months after code change proposals are published, the ICC holds public code development hearings where interested parties testify before the Code Development Committees in support of or in opposition to a proposed change. We routinely testify at these hearings to ensure that the code committees understand the issues important to the apartment industry. After testimony is complete, the committee recommends accepting or denying a code change proposal.

- **Report and Public Comment.** The ICC publishes the hearing results shortly after completion. The public is then invited to submit comments on the CAH decisions, which can include objections to the hearing results. NMHC and NAA review the hearing results and comment as necessary.
- **Final Action Hearing and Publication.** Approximately six months after code change proposals are released, the ICC holds another round of public hearings, allowing interested parties to offer testimony on the public comments and CAH recommendations. After testimony is completed, designated ICC voting members (largely code officials) vote for or against code change proposals. The ICC then incorporates all approved proposals into the next editions of the I-Codes.
- **State and Local Adoption.** The revised codes are not in effect until adopted by a state or local jurisdiction. Advocacy on behalf of the apartment sector at the state and local level can help policymakers understand the code changes and make recommendations for amendment or non-adoption of model code provisions.

Group A Codes and Timeline

Group A includes the following codes:

- 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 (IPMC)
- International Wildland-Urban Interface Code (IWUIC)

Group A Development Schedule:

- **January 11, 2021:** Deadline for ICC receipt of code change proposals.
- **March 2021:** Proposed code changes are released.
- **April – May 2021:** Virtual Committee Action Hearings held.
- **September 2021:** Code proposals are finalized at Public Comment Hearings.
- **October 2021:** ICC voting members finalize 2024 Group A codes.
- **Mid- to Late 2023:** Expected publication of 2024 I-Codes.

Group B Codes and Timeline

Group B includes the following codes:

- Administrative provisions for all I-Codes
- International Building Code (IBC) – Structural
- International Existing Building Code (IEBC)
- International Energy Conservation Code – IECC (Commercial and Residential)
- International Residential Code – Building (IRC-B)
- International Green Construction Code (IgCC)

Group B Development Schedule:

- **January 10, 2021:** Deadline for ICC receipt of code change proposals.
- **February 2022:** Proposed code changes are released.
- **March -April 2022:** Committee Action Hearings held.
- **September 2022:** Code proposals are finalized at Public Comment Hearings.
- **October 2022:** ICC voting members finalize 2024 Group B codes.
- **Mid- to Late 2023:** Expected publication of 2024 I-Codes.