



NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL



BACKGROUNDER | SEPTEMBER 2021

# 2024 ICC National Model Codes: Group A Development Update

The International Code Council (ICC) publishes more than a dozen national model building codes and standards. These codes are updated every three years and are divided into two groups (Group A and Group B) to stagger the code development process.

Work began on the Group A codes in January 2021 and ICC completed the first major phase of code development – the Committee Action Hearings – earlier this year. The Group A issues of greatest interest to the apartment industry include fire safety and protection systems, egress, accessibility and mechanical provisions. This document summarizes the most prominent issues of concern for the apartment industry during this code cycle.

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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](mailto:info@nmhc.org) or visit NMHC's website at [www.nmhc.org](http://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](http://www.naahq.org).

**This document includes technical analysis and commentary provided by Newport Partners/Ventures, LLC.**

# Overview

The International Code Council (ICC) family of codes and standards provides 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. Updated every three years, development of the 2024 ICC national model building codes began in early 2021. NMHC and NAA actively participate in the code development process, where we work to improve existing code provisions and oppose unnecessary escalations in costs or impractical technical provisions.

ICC divides its code development into two groups – Group A and Group B – and considers changes on a staggered basis. ICC is currently focused on Group A and completed the first major phase of this cycle - the Committee Action Hearings - earlier this year. Actions taken during these hearings form the basis of the Final Public Comment Hearings. Those hearings determine the items included in the 2024 code editions, which are published in 2023. The codes of greatest significance for multifamily construction during the Group A cycle include: the International Building Code (IBC) – Egress, Fire Safety, General Portions; the International Fire Code (IFC); and the International Mechanical Code (IMC). More information on the ICC code development process can be found at <https://www.iccsafe.org/products-and-services/i-codes/code-development/current-code-development-cycle/>.

This document summarizes the most prominent issues of concern to the apartment industry during this code cycle and indicates areas of continuing interest. Significant proposals and those of particularized interest for multifamily properties are detailed in the tables below. Importantly, these provisions will continue to evolve throughout the code cycle and should not be considered final until the new code editions are published. Also, this document does not capture all the changes impacting apartment construction. Building professionals and property owners should consult the final codes directly for a full explanation of relevant code requirements.

## 2024 ICC Codes Multifamily Priority Proposals

|                    |   |
|--------------------|---|
| <b>Favorable</b>   | Item of Benefit for Apartment Construction                              |
| <b>Neutral</b>     | Item of Interest for Apartment Construction                             |
| <b>Moderate</b>    | Unfavorable Item for Apartment Construction                             |
| <b>Significant</b> | Item with Significant Cost or Design Impacts for Apartment Construction |

## International Building Code - General

### Approved Proposals

| PROPOSAL # | TYPE OF CHANGE  | IMPACT      | CODE SECTION & ANALYSIS  |
|------------|-----------------|-------------|--|
| G15        | Revision        | Significant | <b>202 Definitions – High-Rise Buildings:</b> Part of a series of proposals (see also G12, G14, G16) that address occupied roofs. Increases fire safety requirements for buildings with occupied roofs of $\geq 75'$ by classifying them as “high-rise” – which subjects those buildings to greater fire protection requirements attached to high-rise structures. Though, this item is preferable to other proposals and clarifies that the provisions applies to “occupied roofs”. |
| G169       | Revision        | Moderate    | <b>1206.2 Airborne Sound / 1206.3 Structure-Borne Sound:</b> Imposes new requirements for airborne sound and structure-borne sound and requires engineering analysis by design professional.   |
| G173       | New Requirement | Neutral     | <b>1211 UV Germicidal Irradiation Systems:</b> Where provided, requires that germicidal irradiation systems be listed according to UL 880, but does not require system installation. (See also G174).  |
| G176       | New Requirement | Moderate    | <b>2703 Lightning Protection Systems:</b> Requires that lightning protection systems comply with NFPA 780 or UL 96A, which can change installation and inspection requirements, among other measures.  |
| G199       | New Requirement | Neutral     | <b>IBC 3301 Safeguards During Construction / IFC 3303 Fire Safety During Construction:</b> Aligns IBC with provisions included in the 2021 IFC. Requires certain fire safety measures during construction, including site safety plans, a safety director and inspections.   |

### Disapproved and Withdrawn Proposals

| PROPOSAL # | TYPE OF CHANGE | IMPACT    | CODE SECTION & ANALYSIS   |
|------------|----------------|-----------|---|
| G12        | Revision       | Favorable | <b>202 Definitions – High-Rise Buildings:</b> Part of a series of proposals (see also G14, G15, G16) that address occupied roofs. Clarifies that building with occupied roofs at 75' would not trigger fire safety requirements for high-rise buildings. Instead, “high-rise” |

|              |                 |             |   |
|--------------|-----------------|-------------|---|
|              |                 |             | classification is triggered by floor level of story below at 75'.   |
| G13          | Revision        | Significant | <b>503.1.4 Occupied Roofs:</b> Unnecessarily increases costs by requiring an occupant notification system throughout the entire roof where a portion of the roof is occupied.   |
| G14          | Revision        | Significant | <b>202 Definitions – High-Rise Buildings:</b> Part of a series of proposals (see also G12, G15, G16) that address occupied roofs. Classifies buildings as “high-rise” if level of roof is $\geq 75'$ , but created uncertainty over scope of provision and whether it is limited to “occupied” roofs.   |
| G16          | Revision        | Significant | <b>202 Definitions – High-Rise Buildings:</b> Part of a series of proposals (see also G12, G14, G15) that address occupied roofs. Classifies buildings as “high-rise” if occupant load of occupied roof is greater than 50 people or occupied roof $\geq 75'$ .   |
| G66          | New Requirement | Significant | <b>406.2.7 Electric Vehicles:</b> Requires electric vehicle (EV) charging infrastructure for new parking facilities with more than 10 spaces. For R-2 occupancies, requires 2% of parking spaces to have EV Supply Equipment installed and 18% to be EV-Ready (e.g., have space in electric panel for 40 amp circuits and conduit run within 3' of parking space and terminated at a receptacle). |
| G106         | Revision        | Moderate    | <b>1015.2 Occupied Roofs:</b> Requires guards between occupied and unoccupied portions of roofs.  |
| G107         | Revision        | Moderate    | <b>503.4, 503.5 Tables Building Heights and Stories:</b> While proposal increases allowable building height and number of stories for Type 2 construction that could allow for taller multifamily construction, it gives preference to one type of construction. Increases height of non-sprinklered buildings from 65' to 80'; Sprinklered buildings from 80' to 100'.                           |
| G108         | Revision        | Favorable   | <b>504.4 Number of Stories:</b> Provides flexibility by increasing allowable number of stories (by 1) in Group R buildings, Type V-A construction, where there are NFPA-13 sprinklers and building complies with high-rise provisions of Section 403. Would not increase height allowance.  |
| G131         | Revision        | Favorable   | <b>510.2 Horizontal Building Separation Allowance:</b> Allows mass timber construction for podium and horizontal separation (recognizes Type IV-A construction as equivalent to Type I-A for podium style buildings). Adds options for multifamily as mass timber becomes more widely used.   |
| G134<br>G135 | Revision        | Moderate    | <b>601 Table Fire Resistance Rating Requirements:</b> Increases fire protection measures for occupied roofs. G134 requires higher fire rating for occupied roof in Type IA construction. G135 requires roof construction of occupied roof to have same fire rating as floor below.  |
| G163         | New Requirement | Significant | <b>1202.7 Soil Gas Control Systems (Radon):</b> Requires soil gas control system in accordance with ANSI-AARST CC-1000 in multifamily buildings. Could substantially increase costs, unnecessarily, as proposal would require radon control systems regardless of radon zone.   |
| G164         | New Requirement | Significant | <b>1202.7 Soil Gas Control Systems (Radon):</b> Where a radon testing is done, requires radon control system to comply with ANSI-AARST CC1000.  |
| G167         | New Requirement | Significant | <b>1206.4 Sound Transmission:</b> Implements onerous sound transmission and testing requirements. Where a multifamily building has an exterior sound level at any façade that exceeds a Day-Night Level (DNL) of 65 per ANSI-ASA S1.1, interior sound levels shall not to exceed DNL of 45. Requires an acoustical assessment, 10 years of testing and field verification.                        |

|      |                 |             |   |
|------|-----------------|-------------|---|
| G168 | Revision        | Moderate    | <b>1206.2 Airborne Sound / 1206.3 Structure-Borne Sound:</b> Implements new requirements for airborne sound and structure-borne sound; requires design professional to have certification under Institute of Noise Control Engineering.   |
| G172 | New Requirement | Significant | <b>1210.3 Grab Bars - Toilet and Bathroom Requirements:</b> Requires an onerous number of grab bars or stanchions in all apartment bathtubs, tub/showers and showers – including grab bars at the access side of tub, end wall and back wall. Requires grab bars on the interior and exterior of each shower. |
| G174 | New Requirement | Significant | <b>1211 Germicidal Irradiation:</b> Requires ultraviolet germicidal irradiation systems in employee and public toilet facilities of all occupancies. Requires systems in all public areas of R-2 occupancies with an occupant load greater than 50 people.  |
| G175 | New Requirement | Significant | <b>IBC 2703 / IFC 611 Lightning Protection:</b> Requires a complete lightning system to be installed on all new buildings and additions in regions having more than 2 flash-es/square kilometer/year.   |
| G203 | New Appendix    | Significant | <b>Appendix S Soil Gas Control (Radon):</b> Creates appendix requiring that soil gas systems (radon) comply with ANSI-AARST CC-1000.  |

## International Fire Code

### Approved Proposals

| PROPOSAL #   | TYPE OF CHANGE  | IMPACT      | CODE SECTION & ANALYSIS  |
|--------------|-----------------|-------------|--|
| F8           | New Requirement | Significant | <b>304.1 Valet Waste:</b> Part of a series of valet trash proposals (see also F236 and F237). Requires that valet trash service be approved by jurisdiction fire officials.  |
| F108         | New Requirement | Moderate    | <b>1032.8 / 1032.8.1 Two-Way Communication Systems:</b> Provides for regular maintenance, testing and record keeping for 2-way communication systems for Areas of Refuge.  |
| F236<br>F237 | New Requirement | Favorable   | <b>Appendix O (New) Valet Waste:</b> Part of a series of valet trash proposals (see also F8). Provides an optional appendix providing recommended requirements for valet trash and recycling collection controls including container characteristics (must have peak heat release not exceeding 300 kW/m <sup>2</sup> ), container size (no larger than 2 cu. ft.) and operational requirements (maximum time allowable in corridors and operational plans). |

### Disapproved and Withdrawn Proposals

| PROPOSAL # | TYPE OF CHANGE  | IMPACT  | CODE SECTION & ANALYSIS  |
|------------|-----------------|---------|--|
| F22        | New Requirement | Neutral | <b>321 Combustibles on Roofs and Near Buildings:</b> See also F23. Requires that combustible furniture within 5' of building or under exterior projection of a building be protected by fire sprinklers or meet specific rating requirements for flame spread or heat release. |

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|------|-----------------|-------------|---|
| F23  | New Requirement | Neutral     | <b>321 Combustibles on Roofs and Near Buildings:</b> See also F22. Imposes requirements for use of combustible furniture on roofs.  |
| F72  | Revision        | Favorable   | <b>IFC 903.2.1.2 / IBC 903.3.1.2 NFPA 13R Sprinkler Systems:</b> Addresses height limitations imposed in the last code cycle. Increases the allowable height of highest floor in Group R-2 buildings with NFPA 13R sprinklers from 30' to 35'.  |
| F94  | New Requirement | Favorable   | <b>907.10.1 / 1103.8.3 Replacement Smoke Alarms:</b> Adds exception to the requirement that single-station smoke alarms receive their power from building wiring. Allows for non-rechargeable, non-replaceable battery capable of operating the device for at least 10 years.   |
| F107 | New Requirement | Moderate    | <b>1032.4.1 Exit Signs:</b> Requires monthly inspection of exit signs and imposes 3-year record keeping requirement.  |
| F111 | New Requirement | Favorable   | <b>1101 Construction Requirements for Existing Buildings:</b> Establishes a process to develop a plan of correction for existing buildings not in compliance with Chapter 11.   |
| F116 | Revision        | Moderate    | <b>1103.9 Carbon Monoxide Detection:</b> Changes requirements for CO sensors by eliminating option to use battery-operated CO sensors.  |
| F173 | New Requirement | Significant | <b>3301 / 3305.6 / 3310.2 Electronic Technologies - Fire Safety During Construction:</b> Specifically allows for the use of electronic technologies in fire safety site requirements. Requires fire department command post for high-rise (more than 75') buildings under construction or demolition. Requires automatic site-wide alert and notification to all construction workers during working hours. |
| F230 | Revision        | Favorable   | <b>Appendix D / D102.1 Fire Apparatus Access Roads:</b> Allows more flexibility by broadening definition of additional fire department access road. Permits a sidewalk, driveway, pathway, court or other surface meeting certain criteria to be considered a fire department apparatus road.   |
| F231 | Revision        | Favorable   | <b>Appendix D / D107.1 Fire Apparatus Access Roads:</b> Allows more flexibility for developments with not more than 50 dwelling units. Where a residential development does not contain more than 50 dwelling units, is not in a wildland-urban interface area, and the single access road is at least 26', access roads from two directions are not required.  |

## International Building Code – Fire Safety, Egress Approved Proposals

| PROPOSAL # | TYPE OF CHANGE  | IMPACT    | CODE SECTION & ANALYSIS   |
|------------|-----------------|-----------|---|
| FS98       | New Requirement | Favorable | <b>TABLE 721.1(2) Fire Rated Fire-Resistance Periods for Walls:</b> See FS100. Provides construction flexibility by adding another fire-resistant wall assembly option.       |
| FS100      | New Requirement | Favorable | <b>TABLE 721.1(3) Minimum Protection for Floor and Roof Systems:</b> See FS98. Provides construction flexibility by adding another fire-resistant floor/roof assembly option. |

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|---------------|-----------------|-----------|--|
| FS105         | New Requirement | Favorable | <b>Table 721.6.2(3) Exterior Finishes:</b> Clarifies that insulated vinyl siding and polypropylene siding are allowable exterior cladding materials.   |
| FS115         | New Requirement | Moderate  | <b>909.20.6.4 Smoke Detection:</b> Requires the fan system that pressurizes an exit stairway be equipped with a smoke detection and automatic shut-off.  |
| FS134         | New Requirement | Favorable | <b>202 / 1403.15 ASTM Chapter 35 Insulated Vinyl Siding:</b> Adds definition for insulated vinyl siding.   |
| FS149         | New Requirement | Favorable | <b>1409 Insulated Metal Panels:</b> Consolidates code provisions for Insulated Metal Panels (IMP) including definitions, structural, fire resistance and other IMP characteristics. Provides clarity where IMPs are used.  |
| <b>EGRESS</b> |                 |           |  |
| E34           | Clarification   | Neutral   | <b>1009.2.2 Doors:</b> Provides clarification of existing code requirements. Doors that are part of an accessible route to an exit, area or refuge, or area of assistance shall have maneuvering clearances as required by A117. Exception: maneuvering clearances are not required at exit stairways above and below level of discharge if the exit enclosure does not include an area of refuge. |
| E111          | Revision        | Favorable | <b>1031.2 Emergency Escape and Rescue Openings:</b> May have limited applicability in typical multifamily construction, but allows for egress from basement using egress balcony that leads to a public way.   |
| E121          | Revision        | Moderate  | <b>1106.3 Accessible Parking Spaces:</b> See also E122 and E123. Part of a package of proposals on accessible parking. Removes accessible parking beneath a building in R-2 occupancies from 1 of 4 compliance options and seems to make it a standalone requirement. Lacks detail on number of required spaces or applicable percentages.   |
| E133          | Revision        | Moderate  | <b>1108.6.2.2.1 Type A Units:</b> Where 2 or more Type A units are provided, at least 5%, but not less than 1 unit, shall include a bath with a shower that complies with A117.1.  |
| E148          | Revision        | Neutral   | <b>E105.2 / E105.2.1 / E105.2.2 / 1110.8 Accessible Laundry Equipment:</b> Moves requirements for accessible laundry appliances and equipment from Appendix E to 1110.8, which would increase compliance costs. However, this only applies to common laundry areas.  |

## Disapproved and Withdrawn Proposals

| PROPOSAL #         | TYPE OF CHANGE  | IMPACT   | CODE SECTION & ANALYSIS   |
|--------------------|-----------------|----------|---|
| <b>FIRE SAFETY</b> |                 |          |   |
| FS19               | Revision        | Moderate | <b>715.2 Supporting Construction:</b> Requires labels for fire resistant joint systems. References Standard ASTM WK 70416.  |
| FS23               | New Requirement | Moderate | <b>705.11 Wall Penetrations:</b> Would require penetrations through fire-rated exterior walls to be protected with firestopping without justification. Would impact HVAC and other penetrations without providing scoping detail on size of penetrations, proximity to adjacent buildings, etc. |



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|---------------|-----------------|-------------|--|
| FS54          | New Requirement | Moderate    | <b>712.1.15 Roof Openings and Penetrations:</b> Expands focus on skylights in rated roof assemblies to "openings." Requires openings through a rated roof assembly to be protected if they serve entry to an occupied roof, but does not provide necessary justification or definition of "protected".                       |
| FS58          | New Requirement | Moderate    | <b>714.2 Firestop Identification:</b> Unnecessarily increases costs to require labeling of fire-stop penetration systems.  |
| FS59          | New Requirement | Significant | <b>714.2.1 Firestop Systems – Contractor Qualifications:</b> Adds contractor qualification criteria for installation of listed penetrations systems - requires qualification by Underwriters Laboratories (UL), FM Approvals (FM) or an approved agency.   |
| FS61          | New Requirement | Moderate    | <b>714.4 Firestop Identification Devices:</b> Requires labeling and specific label criteria for listed firestop penetration systems.   |
| FS71          | New Requirement | Moderate    | <b>715.3 Fire-Resistant Joint Systems - Identification:</b> Requires fire-resistant joint system labeling. See FS61.   |
| FS83          | Revision        | Favorable   | <b>716.2.2.1, 1020.2.1 Fire Door Assemblies:</b> Removes requirement for smoke/draft control elevator doors for three interconnected stories in Group R buildings that open into corridors with fire-rated corridor walls.   |
| FS89          | Revision        | Moderate    | <b>714.4.1 Fire and Smoke Dampers - Access:</b> Requires that removable duct sections of smoke dampers be able to be removed without tools, e.g., a latch.   |
| FS90          | Revision        | Neutral     | <b>717.5.3 Fire and Smoke Dampers – Shaft Enclosures:</b> Removes limits on exceptions for smoke dampers at shaft penetrations for sprinklered R occupancies.  |
| FS107         | New Requirement | Favorable   | <b>723, 723.1 Structural Fire Engineering:</b> Proposed by ICC FCAC - Allows use of a performance path for structural fire design based on ASCE/SEI 7 standard.  |
| FS108         | Revision        | Neutral     | <b>803.3 Mass Timber – Interior Finishes:</b> Addresses mass timber buildings - adds condition of automatic sprinklers in order to be exempt from interior finish compliance.  |
| FS109         | New Requirement | Moderate    | <b>803.13 Coated Wood Panels:</b> Imposes flame spread and smoke development requirements for coated wood panels used as interior wall or ceiling finishes and requires testing in accordance with NFPA 286, ASTM E84, or UL 723.  |
| FS125         | New Requirement | Neutral     | <b>1402.8 Exterior Wall Veneers:</b> Limited applicability in typical multifamily design, but applies to Type 1, II, III, and IV construction more than 40' in height. Requires compliance with NFPA 285 for exterior wall coverings with metal core and non-combustible facing materials if combustible adhesives are used. |
| <b>EGRESS</b> |                 |             |  |
| E35           | Revision        | Significant | <b>1009.8 Two-Way Communication Systems:</b> Requires two-way radio communications systems at certain elevators to comply with new standards (UL2525 and NFPA 72). See E36.  |
| E36           | New Requirement | Significant | <b>1009.8.1.1 Two-Way Communication Systems:</b> Requires two-way radio communications to comply with new standards (UL2525 and NFPA 72). See E35.   |
| E60           | Revision        | Moderate    | <b>1011.5.2 Stairs - Riser Height and Tread Depth:</b> Reduces maximum stair tread riser height to 7" and minimum stair tread depth to 10" (from 7 3/4" and 11" respectively).   |
| E89           | New Requirement | Favorable   | <b>1020.1 Exit Corridors:</b> Clarifies that exit access corridors within dwelling units shall not be required to meet full requirements of exit access corridors in public spaces.  |

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| E97  | New Requirement | Moderate    | <b>1023.7 Interior Exit Stairway and Ramp Exterior Walls:</b> Requires exterior walls within 10' horizontally from a non-rated wall in an exterior stairway to have a 1-hour fire rating and opening protection of at least 3/4 hour. Similarly for roofs and skylights within 10' of a non-rated wall enclosing a stairway above.                              |
| E101 | Revision        | Favorable   | <b>1027.5 Exterior Exit Stairways:</b> Provides additional exceptions allowing exit staircases and ramps to be closer than 10 feet to buildings.  |
| E102 | Revision        | Moderate    | <b>1027.5 Exterior Exit Stairways:</b> Adds requirement that exit stairs/ramps be located 10 feet from centerline of street, alley, public access.  |
| E104 | Revision        | Favorable   | <b>1028.2 Exit Discharge:</b> Increases egress options - Allows exit onto roof of same or adjacent building if fire safety provisions are met.  |
| E105 | Revision        | Neutral     | <b>1029.3 Egress Courts:</b> Adds exception to requirement that egress courts 10 feet or less must be protected by fire-resistant walls: when court provides direct access via 2 paths to public way. See E106.   |
| E106 | Revision        | Neutral     | <b>1029.3 Egress Courts:</b> Adds exception to requirement that egress courts 10 feet or less must be protected by fire-resistant walls: path of travel is more than 5 ft from walls of egress court. See E105.   |
| E112 | Revision        | Favorable   | <b>1031.2 Emergency Escape and Rescue Openings:</b> Increases egress options - Adds language allowing egress into an area that "has access to" a public way.  |
| E122 | New Requirement | Moderate    | <b>1106.3 Accessible Parking Spaces:</b> Part of a package of parking proposals. Adjusts requirements for accessible parking spaces in R2-4 occupancies and adds new requirements for accessible parking for guests and amenity areas. See E121 and E123.   |
| E123 | Revision        | Moderate    | <b>1106.3 Accessible Parking Spaces:</b> Part of a package of parking proposals. Seeks to simplify requirements for accessible parking spaces in R2-4 occupancies, but lacks necessary clarification and detail. See E121 and E122.   |
| E124 | Revision        | Moderate    | <b>1107.2 Electrical Vehicle Charging Stations:</b> Removes R2 exception for accessible, electric vehicle (EV) charging station requirements. Requires 5% of spaces, but not less than 1 space, to be accessible in R2 occupancies.   |
| E128 | Revision        | Significant | <b>1108.6.2 Accessible Units – Communication Features:</b> Seeks alignment with standards for federally-funded buildings and significantly expands requirements for accessible communications features in certain R2 dwelling units. At least 2%, but not less than 1 unit, must be equipped with communication features as required by Section 1106 of A117.1. |
| E132 | Revision        | Significant | <b>1108.6.2.2.1 Type A Units:</b> Seeks alignment with standards for federally-funded buildings and increases requirements for number of Type A units in R2 occupancies from 2 percent to 5 percent.  |
| E135 | Revision        | Neutral     | <b>1108.7.2 / 1108.7.2.1 Multi-Story Dwelling Units:</b> Limited applicability in typical multifamily design, but reorganizes accessibility requirements for multistory dwelling units with/without elevators.  |

## International Mechanical Code

### Approved Proposals

| PROPOSAL # | TYPE OF CHANGE  | IMPACT    | CODE SECTION & ANALYSIS   |
|------------|-----------------|-----------|---|
| M14        | Revision        | Neutral   | <b>306.5 Equipment and Appliances on Roofs or Elevated Structures:</b> Requires landing at exit of roof hatch.  |
| M19        | Revision        | Neutral   | <b>403.3.1 / 403.3.2 / 403.3.2.1 Outdoor Air for R-2 Buildings and Dwelling Units:</b> Extends mechanical ventilation outdoor airflow rate calculation requirements for low-rise R-2 occupancies, to all R2-4 buildings.  |
| M24        | Revision        | Neutral   | <b>403.3.2.3 Table Minimum Exhaust Rate:</b> Increases exhaust capacity minimum for kitchens (from 25cfm to 50 cfm) and bathrooms (from 20 cfm to 25 cfm).  |
| M25        | New Requirement | Moderate  | <b>403 / 403.4 / 403.4.1 / 403.4.2 Mechanical Ventilation:</b> Intended a response to COVID-19 without appropriate public health justification. Requires sizing new mechanical systems to accommodate MERV 13 filters, with implications for future filter preferences and power/electrical capacity. |
| M28        | Revision        | Favorable | <b>501.3.1 Location of Exhaust Outlets:</b> Expands options for exhaust openings, allowing location at least 1' above gravity air intake rather than 3' above.  |
| M29        | New Requirement | Moderate  | <b>501.6 Common Ducts:</b> Requires discharge from exhaust fans serving separate dwelling/sleeping units to be ducted separately unless common duct is maintained at negative pressure.   |

## Disapproved and Withdrawn Proposals

| PROPOSAL # | TYPE OF CHANGE  | IMPACT      | CODE SECTION & ANALYSIS  |
|------------|-----------------|-------------|--|
| M18        | Revision        | Significant | <b>403.1 / 403.3.2.1 Supply Air System and Ventilation:</b> Requires balanced ventilation, e.g., supply and exhaust air for Group R occupancies – designed to prohibit exhaust-only ventilation systems where the only entrance to a dwelling unit is from an interior corridor. |
| M26        | New Requirement | Neutral     | <b>405.2 Demand Control Ventilation:</b> Requires CO2 demand control ventilation in "occupiable spaces."   |
| M33        | Revision        | Significant | <b>505.3 / 501.3 Exhaust Ducts:</b> Requires that range hoods in new multifamily buildings are ducted to the exterior, creating practical limitations in certain building design.  |
| M50        | Revision        | Moderate    | <b>512.1 – 5 / AARST Radon:</b> Where a radon system is installed, requires compliance with ANSI/AARST CC-1000-2018 Soil Gas Control Systems in New Construction of Buildings for subslab soil exhaust systems.  |