

IgCC



2025 GROUP B PROPOSED CHANGES TO THE I-CODES

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IgCC Code Change Proposals

The following code change proposals are labeled as GG code change proposals because they are proposals for changes to sections in chapters of the International Building Code that are designated as the responsibility of the IgCC Development Committee (see page viii of the Introductory pages of this monograph). The changes included in this Group B code development cycle are to sections of the code that have been prefaced with a [ADM] meaning that they are the responsibility of a different Code Development Committee— the Administrative Provision [ADM] Committee.

The committee assigned for each code change proposal is indicated in a banner statement near the beginning of the proposal. See the ADMIN hearing orders.

GG1-25

IGCC: M101.1.1., M101.1.2., M101.1.3., M101.1.4., M101.1.5., M101.1.6., M101.1.7., SECTION M102 (New), M102.1 (New)

Proponents: Shane Hoeper, representing SEHPCAC (sehpcac@iccsafe.org)

2024 International Green Construction Code

Revise as follows:

M101.1.1. N/A. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height above grade plane with a separate means of egress, their accessory structures, and the site or lot upon which these buildings are located shall comply with ICC 700–~~2020~~2025 National Green Building Standard.

M101.1.2. N/A. Group R-3 residential buildings, their accessory structures, and the site or lot upon which these buildings are located shall comply with ICC 700–~~2020~~2025 National Green Building Standard.

M101.1.3. N/A. Group R-2 and R-4 residential buildings three stories or less in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located shall comply with ICC 700–~~2020~~2025 National Green Building Standard.

M101.1.4. N/A. Group R-2 and R-4 residential buildings four stories or more in height above grade plane, their accessory structures, and the site or lot upon which these buildings are located shall comply with the provisions of this code or ICC 700–~~2020~~2025 National Green Building Standard.

M101.1.5. N/A. Where the nonresidential portions of a mixed use building are 50 percent or more of the gross floor area, Group R-2 and R-4 portions shall comply with the provisions of this code or ICC 700–~~2020~~2025 National Green Building Standard. The remainder of the building and the site upon which the building is located shall comply with the provisions of this code.

M101.1.6. N/A. Where the residential portions of a mixed use building are greater than 50 percent of the gross floor area, the building and the site or lot upon which the building is located shall comply with the provisions of this code or ICC 700–~~2020~~2025 National Green Building Standard.

M101.1.7. N/A. Assisted living facilities, residential board and care facilities, and group homes classified as I-1 occupancy by the *International Building Code* shall comply with the provisions of this code or ICC 700–~~2020~~2025 National Green Building Standard.

Add new text as follows:

SECTION M102 **REFERENCED STANDARDS**

M102.1 General. See Table M102.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

M102.1 REFERENCED STANDARDS

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ICC-700—25	National Green Building Standard	M101.1.1, M101.1.2, M101.1.3, M101.1.4, M101.1.5, M101.1.6, M101.1.7

Reason: Updating reference to newest publication of ICC-700—25

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

editorial update to latest edition

GG1-25

GG2-25

IGCC: 101.5 (4.1 & 4.2)

Proponents: Shane Hoeper, representing SEHPCAC (sehpcac@iccsafe.org); Emily Toto, ASHRAE, representing AHRAE (etoto@ashrae.org)

2024 International Green Construction Code

101.5 (4.1 & 4.2) Compliance. *Building projects shall comply with this code. Within each of Chapters 5 through 9, building projects shall comply with all mandatory provisions (x.3) and, where offered, either the following:*

1. ~~Prescriptive Option (x.4) or~~ Chapters 5 through 11
2. ~~Performance Option (x.5);~~ ASHRAE/ASHE Standard 189.3, for patient care areas and related support areas of health care facilities, and sites within the scope of Standard 189.3.

~~Building projects shall also comply with all provisions of Chapter 10.~~

Exceptions:

1. ~~Compliance shall not be required with sections that are listed in Table 101.5.1 where the jurisdiction has opted out by checking "No" in the corresponding cell in the jurisdictional requirement column.~~
2. ~~Where the jurisdiction has indicated a diversion percentage for Section 501.3.8.1 in Table 101.5.1, that percentage shall replace the diversion percentage indicated in Section 501.3.8.1.~~

Reason: This provides clarification as to what areas may comply under the scope of ASHRAE/ASHE Standard 189.3. This incorporates similar language in an informative note in ASHRAE 189.1.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

no cost associated with clarification.

GG2-25

GG3-25

IGCC: 102.5, 104.2, 104.2.1, 104.2.5.6.1, 104.7, 104.8.2, 107.3, 107.4, 107.6

Proponents: Shane Hoeper, representing SEHPCAC (sehpcac@iccsafe.org); Emily Toto, ASHRAE, representing AHRAE (etoto@ashrae.org); Jeff Grove, Chair, representing BCAC (bcac@iccsafe.org)

2024 International Green Construction Code

Revise as follows:

102.5 Partial invalidity. ~~In the event that~~ Where any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

104.2 Determination of compliance. ~~The code official~~ authority having jurisdiction shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures ~~in order~~ to clarify the application of this code's provisions. Such interpretations, policies, and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.

104.2.1 Listed compliance. Where this code or a referenced standard requires equipment, materials, products or services to be listed and a listing standard is specified, the listing shall be based on the specified standard. Where a listing standard is not specified, the listing shall be based on approved listing criteria. Listings shall be germane to the provision requiring the listing. Installation shall be in accordance with the listing and the manufacturer's instructions, and where required to verify compliance, the listing standard and manufacturer's instructions shall be made available to the ~~code official~~ authority having jurisdiction.

104.2.5.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency, and use of the evaluation report shall require approval by the ~~code official~~ authority having jurisdiction for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the ~~code official's~~ authority having jurisdiction's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the ~~code official~~ authority having jurisdiction.

104.7 Notices and orders. The ~~code official~~ authority having jurisdiction shall issue all necessary notices or orders to ensure compliance with this code.

104.8.2 Inspections. The ~~code official~~ authority having jurisdiction shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

107.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, and plumbing equipment and permanent systems. In the opinion of the ~~building official~~ authority having jurisdiction, where the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the ~~building official~~ authority having jurisdiction. The ~~building official~~ authority having jurisdiction shall have the authority to adjust the final valuation for permit fees.

107.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the ~~building official~~ authority having jurisdiction that shall be in addition to the required permit fees.

107.6 Refunds. The ~~building official~~ authority having jurisdiction is authorized to establish a refund policy.

Reason: HOEPER: provides consistency in terminology used throughout the document.

GROVE: This proposal intends to correlate terms within the IgCC and correct an error created by ADM14-22. This is essentially an editorial revision and makes no change in application of the code.

The IgCC has traditionally used the term “authority having jurisdiction”. ADM14-22 caught most of these occurrences and substituted “authority having jurisdiction” for “code official” which is used in all the other I-Codes.

This proposal replaces the term “code official” with “authority having jurisdiction” in the 7 locations where it was missed in the new Section 104.

This proposal is submitted by the ICC Building Code Action Committee (BCAC).

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at [BCAC webpage](#).

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

HOEPER: editorial change

GROVE: This is consistent terminology in a section. There is not change to construction requirements.

GG3-25

