

ICC Group A Online Governmental Consensus Vote NAHB High Priority Proposed Changes

Prop #	Recommended Vote	Proposal/Comment Description	Reason Statement
E132	Disapprove	In Group R-2 occupancies containing more than 20 dwelling or sleeping units, this proposal revises the percentage of Type A units from 2% to 5%.	Federal agencies providing loans, grants and credits can set their own rules that may exceed minimum code. That should not be used to justify raising the bar for every Group R-2 building in the country including all those built entirely with private funds.
F72	As Modified by Public Comment 3	The public comment allows NFPA 13R sprinkler systems to be installed in Group R-2 occupancies where the height of the roof assembly is 45 feet or less.	The change to the 2021 codes should have addressed podium-style buildings only, but it also affects stand-alone 4-story R occupancy structures. The public comment gives relief to these buildings which have an outstanding safety record with a NFPA 13R sprinkler system installed. It addresses the use of mezzanines in upper levels of Group R-2 occupancies and is modeled after what has already been approved in the 2018 edition to address attic protection in NFPA 13R buildings (Section 903.3.1.2.3).
F111	As Submitted	This proposal requires that a systematic plan of correction is established when work is required under Chapter 11.	This proposal addresses the lack of direction to the code official when setting a timeframe for corrections for existing buildings. The fire code official remains the ultimate decider, but it allows the building owner to give input regarding construction realities.
F230	As Submitted	The proposal adds an exception permitting fire apparatus access roads to be a sidewalk, driveway, pathway or other approved surface not accessible to motor vehicles.	The proposal clarifies the second fire apparatus access road doesn't have to be an actual road open to public traffic and codifies alternatives that are frequently used by developers and approved by fire code officials.
F231	As Submitted	The proposal 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.	This proposal provides modest relief from the requirement to provide the second road or sprinkler all the dwellings.
G66	Disapprove	This proposal adds several new definitions related to electric vehicles (EV) and provides new requirements for EV charging infrastructure and parking.	There are currently government incentives for EV charging equipment. If it is included in the IBC as a requirement, those incentives are likely to disappear. The proposal language should remain in the appendix and EV charging stations should be available as an option to building owners, including the charging equipment and spaces.
G162/G163/ G164/G203 M50	Disapprove	This proposal requires radon control systems complying with AARST CC-1000 to be installed in various occupancies.	No construction industry representatives were on the standard development committee. The scope is also too broad: Not all areas have a radon problem, so this needs to be limited to Zone 1.
G172	Disapprove	This proposal adds requirements for grab bars and stanchions for bathtubs and showers affecting all R-occupancies.	The proposal would require multiple grab bars and stanchions at bathtubs and showers but makes no distinction between the unique uses for each R-occupancy (i.e. transient vs. permanent) and the impact on each. Nor does it consider the various design options the impact grab bars would have on the array tub designs and surfaces, wall arrangements and surfaces, or the preferences of homeowner who would object or remove such grab bars if they personally feel they are not in need of them.

M19	Disapprove	This proposal requires local exhaust systems and ventilation systems in residential occupancies greater than three stories to comply with the provisions under 403.3.2.	No evidence was provided that dwellings built to current requirements are under-ventilated. Over ventilation will lead to increased moisture in humid climates and dry conditions in cold climates. There are significant added construction costs and increased energy use due to heating/cooling the air, humidity control, and fan power. Dedicated humidity control equipment is onerous and expensive to maintain and wastes energy.
M33	Disapprove	This proposal prohibits a ductless range hood from being installed in new construction.	This is a ban on re-circulation range hoods, and sufficient evidence to justify an outright ban was not provided. A recirculation hood in combination with overall ventilation should remain an option for designers, because it remains an appropriate choice in some design situations.
P87, Part 1	Disapprove	This proposal requires shower heads to comply with Water Sense specifications and have a maximum flow of 2.0 gpm at 80 psi for multi-family homes.	This is another attempt to bring Water Sense requirements into the code. It is not referenced anywhere else in the IPC, and ICC membership has consistently opposed adding it. The plumbing fixture and fitting water consumption requirements in the IPC are based on federal requirements and should remain as such.
P87, Part 2	Disapprove	This proposal requires shower heads to comply with Water Sense specifications and have a maximum flow of 2.0 gpm at 80 psi for single family homes.	This is another attempt to bring Water Sense into the code. It is not referenced in the IPC, and ICC membership has consistently opposed adding it. The plumbing fixture and fitting water consumption requirements in the plumbing portion of the IRC are based on federal requirements and should remain as such.
RM1	Disapprove	This proposal introduces a new requirement for permanent attic stairs for all cases with equipment in the attic.	Permanent attic stair will encourage occupants using vented attics as storage - this will lead to compacted ceiling insulation and hazardous conditions for homeowners. Pull-down stairs are difficult to insulate and air seal. The proposed language does not address alternate solutions using filters at air returns. Not cost-effective to add \$700+ to a house. Consumers do not want pulldown stairs in bedrooms.
RM9	Disapprove	This proposal prohibits ductless range hoods in new construction.	This is a ban on ductless range hoods. The proponent did not provide enough evidence to justify an outright ban. Ductless range hoods in combination with overall ventilation requirements should remain an option for designers. Ductless range hoods are used in highly energy efficient homes in Canada, Europe, and USA.
RM15	Disapprove	This proposal increases the whole-house ventilation rates using a sliding scale.	The proposal does not provide evidence that the current ventilation rates are inadequate. Increasing rates will lead to humidity issues and increased energy use. This will trigger supplemental dehumidification or humidification in many parts of the country. The cost impact is grossly understated and misrepresented.
WUIC2	Disapprove	The proposal adds a requirement for a check valve in a valve box to be installed in service lines.	The proposal may require a manhole to access the valve in colder climates (e.g., Alaska) where the service lines may need to be down several feet. No post-wildfire assessment reports were provided to substantiate this is a problem.
WUIC15	Disapprove	The proposal revises attic and vent requirements to require vents in IR-1 and IR-2 construction be tested to ASTM E2886 and listed or be non-combustible corrosion-resistant mesh with 1/8 inch spacing,	The proposal will increase cost and limit ventilation options as tested and listed products are not available for all types of attic and foundation vents and are more expensive than simply using a tighter mesh spacing. The requirements have been extrapolated beyond what is recommended by the referenced IBHS research.