**Exhibit G**
**2024 International Residential Code Local Amendments**

**R102.4 Referenced codes and standards; change to read as follows:**

**R102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

**R103 and R103.1 Amend to insert the Department Name**

BUILDING INSPECTION DEPARTMENT TOWN OF HIGHLAND PARK

R103.1 Creation of enforcement agency. The BUILDING INSPECTION DEPARTMENT TOWN OF HIGHLAND PARK is hereby created and the official in charge thereof shall be known as the building official.

**R104.2.3.1 Flood Hazard areas; delete this section.**

**R104.3.1 & R106.1.4; delete these sections regarding flood hazards.**

**R104.7 to read as follows:**

**R104.7 Official records.** The building official shall keep official records as required in Sections R104.7.1 through R104.7.5.
Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

**R105.2 Work exempt from permit; shall be deleted entirely, except for the following that shall remain exempt from permit:**

Building-
#6 Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
#8 Swings and other playground equipment

Gas-
#2 Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical-
#5 Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Add into section 105.3-
Irrigation- Replacement of any minor part or piping that does not alter approval of equipment or make such equipment unsafe. Copper repair piping that requires soldering will require a permit.

**R105.3 Application for permit.**
Delete item # 5 – regarding valuation of work
Add #8- Construction Documents (see also section 106.6.1)

**R105.5 Amend to read as follows**
R105.5 Commencement, suspension, or abandonment of work. A building permit shall automatically terminate if construction activities authorized by the permit have not been commenced at the construction site on or before the ninetieth (90th) day following the date on which the permit was issued; provided however, the date on which the permit shall automatically terminate may be extended in accordance with the provisions of subsection 2 immediately below.

1. If construction activities authorized by a permit have not been commenced at the construction site and the permit has not already automatically terminated, the date on which a permit shall automatically terminate may be extended by the Building Official for up to an additional ninety (90) days; provided however, (i) a permit may be extended only one time; and (ii) if a permit has already automatically terminated, it shall not be extended. An application for an extension shall be in writing, shall be signed by the owner, shall demonstrate justifiable cause for the extension, and shall be delivered to the Town. The permit shall be extended only if, in the discretion of the Building Official, the owner demonstrates that justifiable cause exists for the extension. In exercising discretion, the Building Official shall consider (i) the objectives of the Town set forth below in R105.5.1.3 Intent; and (ii) such other matters as he/she may deem relevant. Upon receipt of an application, the Building Official shall, as soon as reasonably possible: (i) evaluate the application; (ii) exercise his/her discretion as to whether an extension will be granted; (iii) determine the duration of any extension; and (iv) inform the owner in writing of his/her decision, including, if an extension is granted, the new date on which the permit shall automatically terminate.

2. A building permit shall automatically terminate, if after construction activities authorized by the permit have been commenced at the construction site, such activities are suspended or abandoned for a period of sixty (60) or more consecutive days.

Add Section R105.5.1, Major residential construction activities - time for completion, which shall read as follows:

**R105.5.1 Major residential construction activities** - time for completion. Major residential construction activities, as that term is defined below, shall be conducted and completed in compliance with the following provisions:

**R105.5.1.1 Definitions**. The following definitions apply to section R105.5.1 and to no other subsection:

1. The phrase "major residential construction activities" means any and all activities involved in:

A. Building, erecting, or constructing: (i) a new residential structure; and (ii) any other structure, facility, or feature associated with the new residential structure; or

B. Renovating, reconfiguring, repairing, improving, or adding to any: (i) existing residential structure; or (ii) any structure, facility, or feature associated with an existing residential structure which, in the judgment of the Building Official, will likely require more than six (6) months to complete. If the Building Official concludes that such activities will not likely require more than six (6) months to complete, such activities shall not be deemed major residential construction activities and this subsection R105.5.1 shall have no application to such activities.

2. The phrase "residential building site" means any building site that is zoned "one-family residence (detached)," "one-family residence (attached) townhouse," or "two-family residence duplex."

3. The word "owner" means any natural person, proprietorship, corporation, partnership, association, estate, trust, foundation, or other entity that owns, possesses, or controls any interest in any residential

building site located in the Town of Highland Park. In any situation in which any such property is owned, possessed, or controlled by multiple natural persons and/or multiple other such entities, the word "owner" (in the singular) encompasses all such natural persons and other entities.

4. The phrase "highly extraordinary circumstances" refers to any objectives, characteristics, conditions, and/or situations: (i) that are related to, or involved in, proposed major residential construction activities; and that:

A. Are highly likely to preclude completion of construction activities within twenty-four (24) months from the date of commencement of such activities.

B. Significantly distinguish such construction activities from comparable construction activities which have been, or could be, completed within twenty-four (24) months from the date of commencement; and

C. Cannot be overcome, minimized, or eliminated through more thorough planning, more intensified efforts, or use of alternative building materials or techniques, provided however, the owner shall not be expected to unreasonably compromise the design, quality, or function of the residence or incur unreasonable additional expense.

**R105.5.1.2 Application**. The provisions of this subsection R105.5.1 shall apply to all major residential construction activities that are conducted, or to be conducted, on a residential building site, but this subsection shall not apply to other construction activities.

**R105.5.1.3 Intent**. The intent of section R105.5.1 is to assure that:

1. Prior to commencing any major residential construction activities at a residential building site, the owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who will participate in any such activities shall design, plan, organize, manage, and oversee the contemplated construction activities to the extent, and in a manner that, following commencement of construction activities at the site:

A. The construction activities will be completed as rapidly as reasonably possible.

B. The interests of the Town, neighboring residents, and visitors in:

(i) maintaining a safe, orderly, and attractive neighborhood; and

(ii) having easy access to and along streets, sidewalks, driveways, alleyways and easements, will be respected at all times; and

C. Any disruption, inconvenience, or aggravation experienced by residents and visitors will be minimized to the extent reasonably possible; and

2. Upon commencement of any major residential construction activities at a residential building site and throughout the performance of such activities, the owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who participate in any such activities shall diligently and persistently strive to: (i) complete such activities as quickly as reasonably possible; and (ii) to achieve the objectives set forth above in subsections "A," "B," and "C" of subsection 1 of section R105.5.1.3.

**R105.5.1.4 Expiration date**. The expiration date of a building permit issued for major residential construction activities shall be determined in accordance with the following provisions:

1. Except as provided in the subsections below and/or in section R105.5.1.5, extensions, all building permits for major residential construction activities shall require that such activities be

completed within a period of not more than twenty-four (24) consecutive months commencing on the date on which the building permit is issued.

2. The owner of a residential building site may apply for the issuance of a building permit that allows construction activities to continue for a period of more than twenty-four (24) consecutive months by delivering to the Town a written, signed application. The application shall: (i) set forth generally the owner's contentions concerning each of the matters which are described immediately below in subsection 3 and which must be established by the owner at a hearing before the administrative committee of the Town Council (the "committee"); and (ii) state the number of months and days the owner seeks to have allowed by the building permit for completion of the construction activities.

3. At the hearing before the committee, the owner shall have the burden of presenting compelling reasons and information that establish the following with reasonable certainty:

A. That highly extraordinary circumstances existing connection with the proposed major residential construction activities; and

B. The number of months and days that will likely be required for completion of the proposed construction activities, assuming that the construction activities are conducted in a manner consistent with the objectives set forth above in subsection "A," "B," and"C" of subsection 1 of section R105.5.1.3.

4. The committee may authorize issuance of a building permit that allows construction activities to continue for a period of more than twenty-four (24) consecutive months, if and only if, it finds that the owner met
his/her/its burden set forth in subsection 3 above.

5. Any authorization for the issuance of such a permit shall state a specific number of months and/or days for which construction will be allowed by the permit. Such number of months and/or days shall not exceed the number reasonably required to complete the construction activities if the activities are conducted in a manner consistent with the objectives set forth above in subsections "A," "B," and "C" of subsection 1 of section R105.5.1.3.

6. The committee may condition the issuance of any permit on the owner strictly abiding by whatever practices, rules, or obligations the committee may reasonably conclude are necessary to complete the construction activity as quickly as reasonably possible.

**R105.5.1.5 Extensions**.

1. The owner of a residential building site for which a building permit has been issued for major residential construction activities may apply for an extension of the expiration date of the permit by delivering to the Town a written, signed application. The application shall: (i) state a specific

date to which the owner seeks to extend the duration of the permit; (ii) explain the reasons why the owner seeks to extend the duration of the permit; (iii) demonstrate that remaining construction activities can be fully completed by the date to which the owner seeks to extend the permit; and (iv) establish that at all times prior to the date on which the application was filed;

A. The construction activities have been performed diligently and persistently; and

B. The owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who participate in any such activities have striven to achieve the objectives set forth above in section R105.5.1.3.

2. Upon receipt of an application for an extension of a permit:

A. The Building Official shall: (i) evaluate the application; (ii) assess any notice of the occurrence of an alleged unforeseeable event made by the owner in accordance with the provisions set forth below in section R105.5.1.6; and (iii) make whatever inquiries he/she may deem appropriate.

B. If the Building Official concludes that: (i) the requirements of section R105.5.1.3 have been satisfied; and (ii) granting an extension is in the best interest of the Town, he/she may extend the duration of the building permit for a specific period not to exceed: (i) the number of days within which the construction
activities can reasonably be completed; or (ii) ninety (90) days following the original expiration date of the building permit, whichever number of days is less.

C. The Building Official may condition any extension of the permit on the owner strictly abiding by whatever practices, rules, or obligations such official may reasonably conclude are necessary to complete such construction activity as quickly as reasonably possible.

D. The Building Official may entertain and grant successive extensions of a particular building permit, if in the exercise of his/her judgment, granting an extension is appropriate under the terms of section R105.5.1.3 and is in the best interest of the Town; provided however, the Building Official shall not grant an extension that would extend the duration of a building permit more than ninety (90) days beyond the original expiration date of the permit.

3. If the Building Official concludes in the exercise of his/her judgment that granting an extension is not in the best interest of the Town, he/she shall deny the extension.

4. Within fifteen (15) [days] of his/her receipt of an application for an extension, the Building Official shall render a decision and advise the owner in writing of his/her decision.

5. If the Building Official concludes: (i) that construction activities cannot reasonably be completed within ninety (90) days following the expiration date of the original building permit; or (ii) that granting an extension is not in the best interest of the Town, the owner may request that

the Building Official's decision to deny the application for an extension be appealed to the Town Council for its consideration.

6. Upon receipt of an owner's appeal as set forth in subsection 5 above, the Town Council shall: (i) evaluate the application for an extension; (ii) assess any notice of the occurrence of an alleged unforeseeable event made by the owner in accordance with the provisions set forth below in section R105.5.1.6; and (iii) make whatever inquiries it may deem appropriate. Thereafter, the Town Council may:

A. Deny the application to extend the duration of the building permit;

B. Extend the duration of the building permit for a specific period of time not to exceed the number of days within which the construction activities can reasonably be completed; and/or C. Grant an extension conditioned on the owner strictly abiding by whatever practices, rules, or obligations the Town Council may reasonably conclude are necessary to complete the construction activity as quickly as reasonably possible.

7. Prior to the issuance of an extension of a building permit for major residential construction activities:

A. If the date to which a building permit is extended is a date that is no more than ninety (90) days after the original expiration date of the permit, the owner shall pay to the Town a building permit extension penalty fee in an amount equal to two hundred fifty dollars per day ($250/day). Building permit extensions shall be
purchased in nonrefundable increments no less than 15 days; or

B. If the date to which a building permit is extended is a date that is more than ninety (90) days after the original expiration date of the permit, the owner shall pay to the Town a building permit extension fee in an amount equal to five hundred dollars per day ($500/day). Building permit extensions shall be purchased in nonrefundable increments no less than 15 days.

8. Any extension of a building permit must be in writing, state the date to which the permit is extended, and be signed by the Building Official.

9. All major residential construction activities shall be completed no later than the expiration date of the building permit, including the date to which any permit is extended.

10. Any new building permit issued to an owner who is required to obtain a new permit for the performance of any construction activities which were authorized in a previously issued permit that was: (i) suspended; or (ii) terminated because construction activities were abandoned, shall not have an expiration date beyond the expiration date of the previously issued building permit; provided however, the provisions of this subsection shall not preclude the owner from obtaining an extension of the new permit under the provisions of section R105.5.1.5.

**R105.5.1.6 Unforeseeable events or circumstances**. A delay or possible delay in construction activities directly resulting from an unforeseeable event or circumstance which is beyond the control of the owner and the control of persons providing goods or services related to such activities shall not be deemed to result from a lack of diligence or persistence if:

1. Upon learning of the delay or the possibility of a delay, the owner promptly delivers to the Town a written, signed notice that: (i) describes the unforeseeable event or circumstance in sufficient detail to permit a Building Official to understand the cause and nature of the event or circumstance and to assess its potential impact on such construct ion activities; and (ii) states the owner's best estimate of the duration of any delay the unforeseeable event or circumstance has caused, and may thereafter cause; and

2. The Owner and such persons have acted, and are acting, diligently and persistently to minimize any adverse impact of the unforeseeable event or circumstance on the timely completion of the construction activity.

3. Any failure to perform any of the following responsibilities shall not constitute an unforeseeable event or circumstance:

A. The responsibility to make timely decisions related to construction activities;

B. The responsibility to order or schedule the timely delivery of goods, materials, or services;

C. The responsibility to employ or deploy sufficient person-power, tools, and equipment to complete the construction activities as rapidly as reasonably possible; or

D. The responsibility to make prudent decisions concerning pre-construction, and construction-related activities.

4. Any difficulty or inability on the part of an owner to definitively estimate the likely duration of any delay that may be caused by an unforeseeable event or circumstance shall not excuse an owner from promptly delivering to the Town notice of any such event or circumstance. If at any time an owner learns that any estimate of any delay is materially incorrect, he/she/it shall promptly deliver to the Town a supplementary notice that states his/her/its revised best estimate of the duration of the delay that will likely be caused by the unforeseeable event or circumstance.

5. If an owner fails to comply with the provisions of subsections 1, 2, or 4 immediately above, an event or circumstance that might otherwise be deemed an unforeseeable event or circumstance may be disregarded by the Building Official or the committee.

R105.5.1. All CMP's shall include milestone benchmarks with date specific completion deadlines. Milestone benchmarks shall include: site grading, basement (if applicable), foundation,

mechanical, electrical and plumbing roughs, framing, exterior weatherproofing, drywall, energy, mechanical, electrical and plumbing finals and building final.

**Section R106.1 Submittal Documents**; change to read as follows:
Section R106.1 Submittal Documents. … The construction documents shall be prepared by a registered design professional where required by the jurisdiction in which the project is to be constructed. (remainder unchanged)

Add Section R106.1.6
Section R106.1.6 Construction Management Plan for Major Residential Construction Activities. A Construction Management Plan (CMP) shall be required for all Major Residential Construction Activities as referenced and defined in section.

**R106.6.1 Information on Construction Documents**

**CONSTRUCTION DOCUMENT PERMIT REQUIREMENTS**

Requirements for construction documents on New, remodel and additions- 2024 IRC and 2023 NEC.
See minimum requirements below. Note that additional information may be required depending on the complexity and size of project.

All buildings/residences over 15,000 sq ft shall have all MEP plans stamped by an active licensed engineer in the State of Texas.

All structures over 4'-0 require an engineer stamp (including masonry walls, retaining walls, etc). Measurement taken from bottom of footing to top of structure.
Architectural plans

- Site plan with lot coverages identifying all zoning requirements, setbacks and easements
- Survey showing lot elevations in sea level. (4) corners, at least 3 points at front setback to take average grade
- Floor plan, section and elevation views (must show elevation at sea level and distance for plate heights
- Architectural details

Structural plans-stamped by engineer

- Foundation letter identifying type of foundation, geotechnical report, 2021 IRC, ACI 318, concrete psi strength
- Foundation, basement, crawl spaces, framing plans, shear wall plans, open portal details, roof plan, roof brace locations

- Section view
- 6 mil vapor retarder
- Foundation insulation

Mechanical, electrical, plumbing plans- stamped by engineer (stamp can be omitted if drawings are detailed and complete)

- Site MEP with utility connections

Mechanical

- Layout at each level with duct sizes
- Equipment schedules for all equipment identifying brand, model, sizes
- Condenser heat pump locations
- Furnace locations
- Section identifying mechanical in crawl spaces, attics, etc.
- Identify if there are any geothermal heat pumps (engineer design is required)
- Details for all equipment
- Hanger attachment and fasteners

Electrical

- Layout for all receptacles and lighting
- Panel and subpanel locations
- Load calculations
- One line diagram
- GFCI locations
- Grounding detail, bonding detail
- Details and charts for wire type and gauge from NEC

Plumbing

- Layout and point of connection
- Water supply pipe sizes and material going back to point of connection at water meter
- DFU calculations
- Sewer layout and sizes
- Clean out locations
- Gas routing and pipe sizing, regulators, btu demand
- Sump pumps drain to storm (not to daylight)
- Sewage pumps
- Details for plumbing
- Vent and vent to roof location and sizes
- Section view that identifies crawl space, attic, etc

Energy Report

- 2024 IECC compliance signed by an energy consultant with ICC certification

**109.5 Re-inspection Fee.** A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. Town approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. The job site is red-tagged twice for the same item.
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

**R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

**TOWNHOUSE UNIT.** A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

(Reason: To distinguish Townhouse Units within a Townhouse building on separate lots allowing construction regulations using the IRC.)

**Table R301.2 Climatic and Geographic Design Criteria; fill in as follows:**

**Delete remainder of table Manual J Design Criteria and footnote N**

| GROUND SNOW LOAD[o] | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY [f] | SUBJECT TO DAMAGE FROM | | | Winter Design Temp | ICE BARRIER UNDER-LAYMENT [h] | FLOOD HAZARDS[g] | AIR FREEZING INDEX[i] | MEAN ANNUAL TEMP[j] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SPEED (MPH) [d] | Topographic Effects [k] | Special wind Region [l] | Windborne Debris Zone[m] | | Weathering [a] | Frost Line Depth[b] | Termite [c] | | | | | |
| 9 lb/ft$^2$ | 105 (3 sec-gust)/ 33 ft above ground Exposure C | No | No | No | A | Moderate | 6" | Very Heavy | 22$^0$ F | No | Local Code | 150 | 64.9$^0$ F |

**R302.1 Exterior walls; add exception #6 to read as follows:**

**Exceptions:**

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

**R302.2.6 Structural independence; delete exception #6:**

~~6. Townhouse units protected by an automatic fire sprinkler system complying with Section P2904 or NFPA 13D.~~

**R302.5.1 Opening protection; change to read as follows:**

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic closing device.

**Section R306 Flood Resistant Construction; deleted entire section. (Reference Floodplain hazard ordinances instead)**

**Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety. (Reference 2024 IFC local amendments)**

**R311.7 Stairway remove as follow:**
Delete exception #1
Delete exception #2

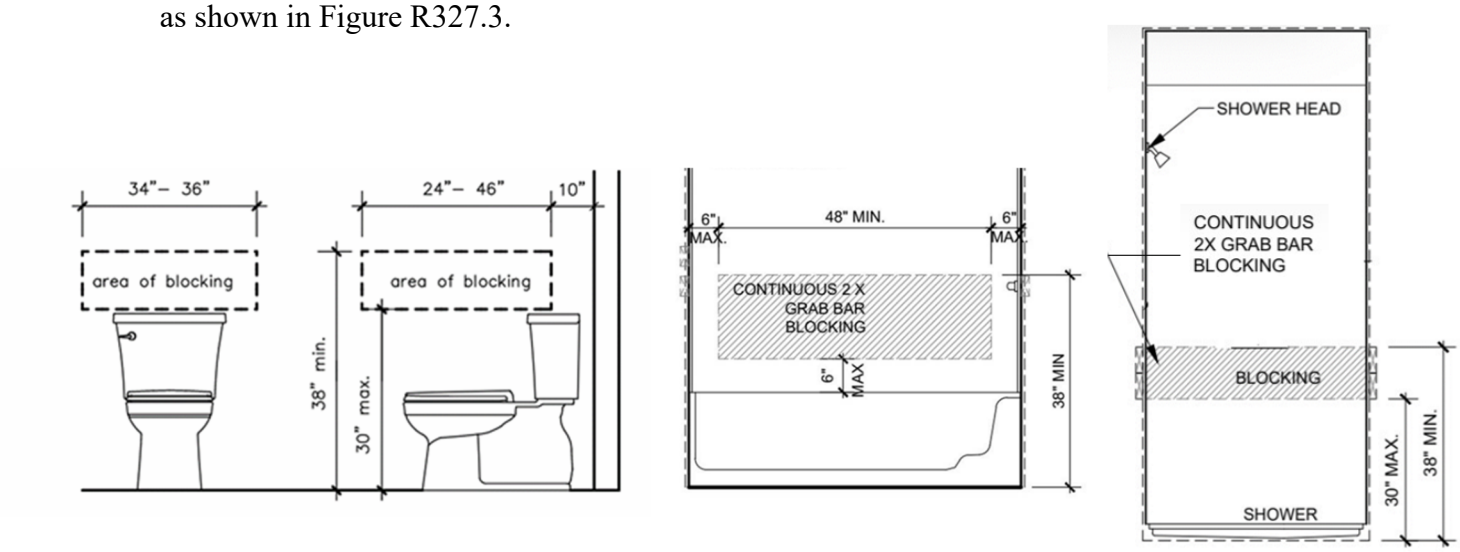
**R325.2 Bathrooms, Exception; amend to read as follows:**

> **Exception: {**existing text unchanged**}** Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**R326.5 Add in section for hose bibbs:**
A minimum of two required exterior hose bibbs (freeze protected) are required at the rear and front of home and may be located on the side of the front/back of home.

**R327.3 Blocking Locations; add to read as follows:**

**R327.3 Blocking locations.** Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.




Toilet Tub Shower

Fig R327.3

**R327.4 Wall Blocking; add to read as follows:**

**R327.4 Wall Blocking:** Blocking may be ½" plywood or 2 x solid wood blocking or equivalent, flush with wall as shown in Figure R327.4.

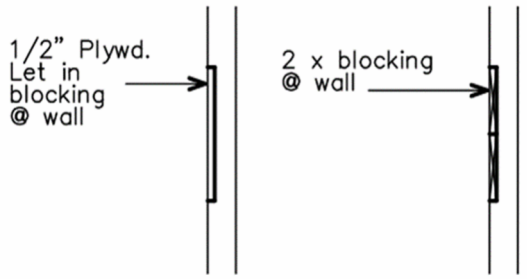



Fig R327.4

**R328.1.1; add to read as follows: Adjacency to Structural Foundation:** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall. Must be at least 5'-0 away or 1:1, which ever is greater.

> **Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

**R401.2; add a new paragraph following the existing paragraph to read as follows. Requirements.** {existing text unchanged} …

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer. All structural plans to be stamped by an active licensed engineer in the state of Texas.

**R402.2 Concrete: Add in section R402.2.2 Minimum concrete design:**

1. All private driveways and patio slabs (non-structural) shall be a minimum 3/8" Rebar spaced 18" o.c. maximum, 4" thick concrete, 3500 psi.
2. All structural footings, grade beams to be designed to have a minimum 12"x12"12" deep perimeter footing if supporting a structure ( patio cover, pergola, etc). Minimum ½ "rebar cage is required. Habitable living space and garages shall be engineered design.
3. Piers supporting exterior posts shall have a minimum 6" of additional length added to the post size and be a minimum of 24" deep hole must have a minimum 3/8" rebar cage. Example: 6" post would require a 12" minimum pier hole.
4. Posts embedded down in concrete to be at least 36" deep and shall have a minimum 6" of additional length added to the post size. Example: 6" post would require a 12" minimum pier hole.

**R602.6.1; amend the following:**

**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~1 ½ inches (38) mm~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

****Figure R602.6.1; delete the figure and insert the following figure:**

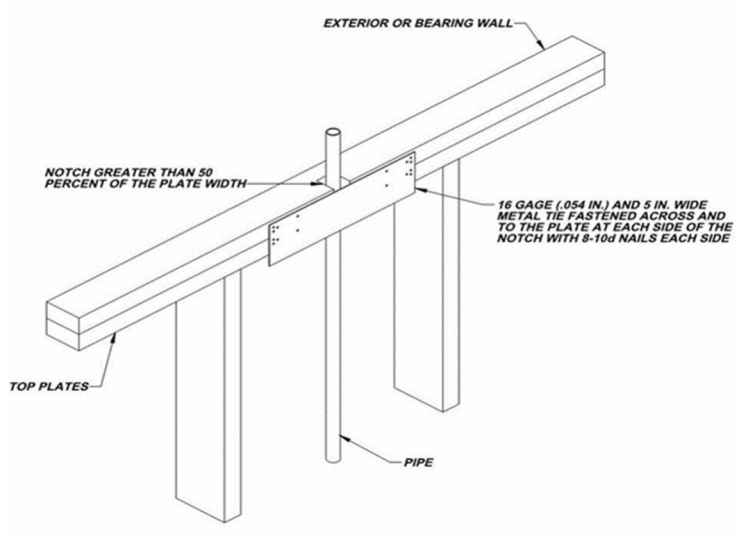



**Table R603.7(2); change footnotes to read as follows:**

a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.
b. {delete}
c. {delete}
d. {unchanged}

**Add R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows: Veneer Ties for Wall Studs.**

In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

**R1005.7 Factory-built chimney offsets; change to read as follows: Factory-built chimney offsets.**

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

**Delete Section R1005.9 Factory-built chimney offsets.**

Chapter 11– Energy Efficiency is deleted in its entirety; Reference the 2024 IECC for energy code provisions and recommended amendments.

**Section M1305.1.2; change to read as follows:**

**M1305.1.2 Appliances in attics.** Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. ~~An access door from an upper floor level.~~

**Exceptions:**

3. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the code official.
4. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

**M1401.1.1; is added to read as follows: M1401.1.1 Air conditioning equipment.** All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

**Section M1411.9; change to read as follows:**

**M1411.9 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to ~~an approved place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

**M1411.9.1, Items 3 and 4; add text to read as follows:**

**M1411.9.1 Auxiliary and secondary drain systems**. {bulk of paragraph unchanged}

1. {text unchanged}
2. {text unchanged}
3. An auxiliary drain pan… {bulk of text unchanged}… with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.

4. A water level detection device… {bulk of text unchanged}… overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

**M1411.9.1.1; add text to read as follows:**

**M1411.9.1.1 Water-level monitoring devices.** On down-flow units …{bulk of text unchanged}… installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

**M1503.6 Makeup Air Required; amend and add exception as follows:**

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 $m^3/s$) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

**Exception**: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open**.** Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m3/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m3/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

**G2408.3 (305.5)Private Garages; delete this section in its entirety.**

**G2415.2 (404.2 ) CSST; add a second paragraph to read as follows:**

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

**G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:**

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of ~~12 in~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

**G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety**

**Section G2417.1 (406.1); change to read as follows:**

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

**G2417.4; change to read as follows:**

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

**G2417.4.1; change to read as follows:**

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, ~~irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge),~~

~~the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.~~ For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

**G2417.4.2; change to read as follows:**

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for ~~be not~~ less than ~~10~~ fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

**G2420.1 (409.1) add Section G2420.1.4 (409.1.4)to read as follows:**

**G2420.1.4 (409.1.4) Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

**G2420.5.1 (409.5.1); add text to read as follows:**

**G2420.5.1 (409.5.1) Located within the same room.** The shutoff valve…{bulk of paragraph unchanged}… in accordance with the appliance manufacturer's instructions. A secondary shutoff

valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

**G2421.1 (410.1); add text and Exception to read as follows:**

**G2421.1 (410.1) Pressure regulators.** A line pressure regulator shall be … {bulk of paragraph unchanged}… approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

> **Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

**G2445.2 (621.2); add Exception to read as follows:**

**G2445.2 (621.2) Prohibited use.** One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

> **Exception:** Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

**G2453.1 (635.1) Outdoor Decorative Appliances ; Add in additional language below-**

Permanently fixed-in-place outdoor decorative appliances shall be listed in accordance with ANSI Z21.97 and shall be installed in accordance with the manufacturer's instructions… If no distance is specified in the manufacturer's instructions, then a minimum of 5'-0 away from combustible material.

**P2603; add to read as follows:**

**P2603.3 Protection against corrosion.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material ~~plastic~~. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

**P2603.5.1 Sewer Depth; change to read as follows:**

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12] inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

**P2604; P2604.1.1 add to read as follows:**

**P2604.1.1 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fil in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

**P2801.5.1; change to read as follows:**

**P2801.5.1 Pan size and drain.** The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturers installation instructions and installed with those instructions. {existing text unchanged}

**P2804.6.1; change to read as follows:**

**P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.

2. Discharge through an air gap ~~located in the same room as the water heater.~~

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.

4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to ~~the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.
   Add text: All discharge pipe from a T & P shall not be pvc.

   [remainder unchanged]

**P2902.5.3; change to read as follows:**

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

**P2904.6 ; change to read as follows:**

**P2904.6 Pipe sizing for fire sprinklers.** The piping to sprinklers shall be sized for the flow required by Section P2904.4.2. The flow required to supply the plumbing fixtures shall ~~not~~ be required to be added to the sprinkler design flow.

**P3003.9; change to read as follows:**

**P3003.9.2 Solvent cementing.** Joint surfaces shall be clean and free from moisture. A purple primer, ~~or other approved primer,~~ that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

~~Exception: A primer is not required where all of the following conditions apply:~~

1. ~~The solvent cement used is third-party certified as conforming to ASTM D 2564~~
2. ~~The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.~~

~~3. The joint is made in accordance with ASTM F3328~~

**P3112.2 Vent Connection; delete and replace with the following:**

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

***END***