

PROPOSED IRC 2024 CODE V1, DRAFT SUBJECT TO ADDITIONAL CHANGES

Section R101.1	Section R105.3.2	Section R306
Section R101.2	Section R322.1	Section R322.2.2
Section R104.10.1	Section R322.1.4	Section R322.2.3
Section R105.2	Section R322.1.4.1	Section R322.2.5
Section R105.3.1.1	Section R322.1.4.2	Section R322.2.6
Section R106.1.4	Section R322.1.5	Part IV
Table R301.2	Section R322.2	BAAE107 & subsections
Section R301.2.4	Section R322.2.1	Section R320 & subsections

§ 25-12-241 INTERNATIONAL RESIDENTIAL CODE.

(A) The International Residential Code for One- and Two-Family Dwellings, ~~20214-~~ 2024 Edition, published by the International Code Council ("~~20214-~~ 2024 International Residential Code") and Appendices ~~AC, BA, BB, AE, BFAH, AJ, AQ, BIAR, BJAS, BKAU, BM, and BOAW~~ are adopted and incorporated by reference into this section with the deletions in Subsections (B), (C), and (D) and the amendments in Section 25-12-243 (*Local Amendments to the International Residential Code*).

(B) The following provisions of the 2024 International Residential Code are deleted

(C) Except for P2904, Part VII (Plumbing) of the 2024 International Residential Code is deleted

(D) The following definition is deleted from R202 (Definitions) of the 2024 International Residential Code:

HEIGHT, BUILDING

(E) The city clerk shall file a copy of the 2024 International Residential Code with the official ordinances of the City.

Source: Ord. No. 20170406-048 , Pt. 1, 7-5-17; Ord. No. 20210603-054 , Pt. 1, 9-1-21.

§ 25-12-243 LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.

Each provision in this section is a substitute for the identically numbered provision deleted in Section 25-12-241 (B), (C), and (D) (*International Residential Code*) or is an addition to the ~~2024~~ 2024 International Residential Code.

~~**R101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.~~

~~**Exception:** The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904:~~

~~1. Live/work units located in townhouses and complying with the requirements of Section 508.5 of the International Building Code.~~

- ~~2. — Owner occupied lodging houses with five or fewer guestrooms.~~
- ~~3. — A care facility with six or fewer persons receiving custodial care within a dwelling unit.~~
- ~~4. — A care facility with six or fewer persons receiving medical care within a dwelling unit.~~
- ~~5. — A care facility for six or fewer persons receiving care that are within a single family dwelling.~~

R101.2.21 Plumbing. The provisions of the International Plumbing Code and the Plumbing Code apply when a person installs, alters, repairs, and replaces plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system. The Plumbing Code supersedes the International Plumbing Code to the extent of conflict.

Exception:

1. A residential fire sprinkler system shall be designed and installed as required by Section P2904 and shall comply with the Fire Code. Backflow prevention shall be provided as required by the Plumbing Code.

Exception:

~~2. Chapter 30 sanitary drainage, chapter 31 vents, and chapter 32 traps in the 2024 International Residential Code may apply to tiny houses used as single-family homes, to the point of the building drain and the building sewer junction. Water conservation and backflow prevention requirements shall comply with the plumbing code.~~

R102.2.32 Building Criteria Manual. Additional information on procedures and rules related to administering the Residential Code is available in the Building Criteria Manual.

R101.2.43 Persons authorized to obtain permits for mechanical work. Except as otherwise provided in Section R105 (*Permits*), only an air conditioning and refrigeration contractor licensed by the State of Texas to perform mechanical work and registered with the City may obtain a permit required by the Residential Code to perform mechanical work.

R104.10.1 Flood Hazard Areas. A request for a variance to a flood hazard area requirement is decided in accordance with [City Code 25-12](#) Article 3 (*Flood Hazard Areas*).

R105.2 Work Exempt from Permit. A permit is not required for the work described in this provision. Work exempt from a permit must still comply with this code and all other applicable laws and City Code requirements.

Building:

1. A one-story detached accessory structure that is no more than 200 square feet (18.58 m²) of floor area, no more than 15 feet (4,572 mm) in height, does not create a dwelling, contains no plumbing, and is not located within a flood hazard area.
2. Unless located within a flood hazard area, a fence that is not over ~~878-7~~ feet (2,438 mm) high.
3. Unless supporting a surcharge or located within a flood hazard, a retaining wall that is not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall.
4. A water tank that is supported directly upon grade if the tank's capacity does not exceed 5,000 gallon and the ratio of height to diameter or width does not exceed 2 to 1, and the tank is not located within a flood hazard area.
5. A sidewalk, driveway or concrete flatwork that is not located in the public right-of-way.
6. Painting, papering, tiling, carpeting, cabinets, ~~counter tops~~ ~~counter tops~~, and similar finish work.
7. A swimming pool that is prefabricated and less than 24 inches (610 mm) deep. Anything not covered under 801.1 ISPC will be exempt.

8. Playground equipment, including a swing.
9. A window awning that does not project more than 54 inches (1,372 mm) from the exterior wall and the only required support is the exterior wall.
10. ~~A deck that is no more than 200 square feet (18.58 m²) in area, is no more than 30 inches (762 mm) above grade at any point, is not attached to a dwelling, does not provide egress from the dwelling, and is not located within a flood hazard area.~~

Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* or *townhouse*, does not provide egress from the dwelling , and is not located within a flood hazard area.

11. A gypsum board repair that does not exceed 128 square feet, is not part of a fire resistance rated construction assembly, a shear-wall assembly, or a tub and shower surround.
12. Asphalt shingles that replace existing asphalt shingles.
13. Replacement of any roof covering that does not adversely affect the roof structure.
14. A foundation repair that does not exceed 128 square feet.
15. A floor decking repair that does not exceed 128 square feet.
16. A non-structural exterior deck repair that is limited to the existing deck boards and does not include guardrails or handrails.
17. Repairing or replacing exterior trim components including wood fascia, trim, and soffits.
18. Siding that does not exceed 128 square feet and is not part of a fire-resistance rated assembly.
19. Roof decking that does not exceed 128 square feet.
20. Replacing or installing an overhead garage door on a garage.
21. Replacing doors of same size and operation.
22. Other work as determined by the building official.

Mechanical:

1. A portable heating appliance.
2. A portable ventilation appliance.
3. A portable cooling unit.
4. A steam, hot- or chilled-water pipe within heating or cooling equipment regulated by the Residential Code.
5. Replacing a minor part of equipment that does not alter its approval or make it unsafe.
6. A portable evaporative cooler.
7. A self-contained refrigeration system that contains 10 pounds (4.54 kg) or less of refrigerant or that is actuated by motors of 1 horsepower (746 W) or less.
8. A portable-fuel-cell appliance that is not connected to a fixed pipe system and is not interconnected to a power grid.
9. Replacing supply and return duct runs.
10. Replacing an exhaust or dryer duct run measuring less than 15 feet (4,572 mm) in length.
11. Increase the number of supply registers within existing duct run.

12. Other work as determined by the building official.

R105.3.1.1 In flood hazard areas, determination of substantially improved or substantially damaged existing buildings. For an application to reconstruct, rehabilitate, add or otherwise improve an existing building or structure located in a flood hazard area, the building official shall examine or require another to examine the construction documents and shall prepare a finding with regard to the value of the proposed work. If the work is a substantial improvement as defined in Section R202 (*Definitions*), the proposed work shall comply with Article 3 (*Flood Hazard Areas*).

R105.5 Time Limits. [City Code 25-12](#) Article 13 (*Administration of Technical Code*) of this chapter establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits. [See Building Criteria Manual for additional rules.](#)

R105.3.2 Time Limitation of Application

~~City code 25-12-266 (*Application and Approval*) establishes the time limits for applications filed under this code. Approval of the building plans submitted with a building permit application does not constitute final approval of the application. An applicant is still required to activate building permits prior to the application expiration date. Unless a permit is issued, an application for any proposed work expires one year after the date the application is filed. See Building Criteria Manual 1.2.11 for additional rules.~~

R105.3.2.1 Extension of Update Deadline

~~The building official is authorized to grant an application extension for additional time. City Code 25-1-90 (*Extension of Update Deadline*) establishes the criteria under which the expiration date of a building permit application may be extended and requirements for application extension requests.~~

R105.10 Registration. An air conditioning and refrigeration contractor shall register with the City before performing any work regulated by this code.

R106.1.4 Information for Construction in Flood Hazard Areas. For a building or structure located in whole or in part in flood hazard areas as established by Table R301.2(1) (*Climatic and Geographic Design Criteria*), the construction documents shall comply with [City Code 25-12](#) Article 3 (*Flood Hazard Areas*).

R109.5 Residential change-out program. The building official may establish, by rule, an inspection program for repair or replacement of certain components in individual owned and occupied dwellings within the zoning jurisdiction of the City.

R112.5 Modifications from flood plain management regulations. A request for a variance to a flood hazard area requirement is decided in accordance with [City Code 25-12](#) Article 3 (*Flood Hazard Areas*).

R202 Definitions

HEIGHT, BUILDING has the same meaning as "height" as defined in [City Code Section 25-1-21](#) (*Definitions*).

START OF CONSTRUCTION means the date a permit is issued for new construction or substantial improvements to existing structures if construction, repair, reconstruction, rehabilitation, addition, placement or other improvement starts within 180 days from the date the permit is issued. Construction starts when permanent construction of a building (including a manufactured home) is first placed and includes pouring a slab or footing, installing pilings, or constructing columns. Permanent construction does not include preparing land (clearing, excavating, grading, or filing); installing streets or walkways; excavating for a basement, footing, pier, or foundation, erecting temporary forms or installing accessory buildings not occupied as dwelling units or not part of the main building. For a substantial improvement, construction starts when a wall, ceiling, floor, or other structural part of a building is altered even if the alteration does not affect the external dimensions of the building.

SUBSTANTIAL DAMAGE means an amount of damage that results in restoration costs that equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT means any combination of repairs, alterations, reconstructions, rehabilitations, additions, or improvements to a building or structure during the immediate 10-year period with cumulative costs

that equal or exceed 50 percent of the market value of the structure before the improvement or repair is started or, if the structure was damaged and is being restored, before the damage occurred. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. Substantial improvement does not include:

1. an improvement required to correct existing health, sanitary, safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or
2. an alteration to a historic structure if the alteration will not disqualify the structure from continuing its designation as a historic structure, which means a structure that is listed or preliminarily determined eligible for listing in the National Register of Historic Places, determined by the Secretary of the United States Department of Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as a historic district, or designated as historic under a State of Texas or local historic preservation program that is approved by the United States Department of the Interior.

SURCHARGE means the vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.

VISITABLE DWELLING means a dwelling subject to Visitability requirements in section R3229 (*Accessibility and Visitability*).

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load ^o	Wind Design				Seismic Design Category	Subject to Damage From			Ice Barrier Underlay-ment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Average Annual Temp ^j
	Speed ^d (mph)	Topo-Graphic effects ^k	Special Wind Region ^l	Wind-borne Debris zone ^m		Weather-ing ^a	Frost Line Depth ^b	Termite ^c				
5	105	NO	NO	NO	A	Negligible	12 in (305 mm)	YES	NO	Construction Commenced After 9/2/1981	30	68.1
MANUAL J DESIGN CRITERIA												
Elevation		Altitude correction factor	Coincident wet-bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference					
597		M	74		72	30	42					
Latitude		Daily range	Indoor summer design relative humidity	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference					
30		M		50	74	100	26					

R301.2.4 Floodplain Construction. A building or structure constructed in whole or in part in a flood hazard area (including A Zones) as established in Table R301.2(1) and substantial improvement and repair of substantial damage of a building or structure in a flood hazard area shall be designed and constructed according to Article 3 (*Flood Loads and Hazard Areas*).

R318.2 Egress door.

Not less than one egress door shall be provided for each dwelling unit . The egress door shall be a side-hinged, pivoted or balanced door type and shall provide a clear width of

not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key or special knowledge or effort.

R3220 Accessibility and Visitability

R3220.1 Scope. Where there are three or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the Building Code for Group R-3 shall apply. Visitability ~~Section R322 shall Sections R320.3 through R320.8.1~~ apply to the new construction of dwelling units that are subject to this code and include habitable space on the first floor.

Exception:

1. Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.
2. Existing buildings subject to the Building Code shall comply with the Existing Building Code 306 (*Accessibility for Existing Buildings*).
3. Tiny Homes as defined by the Residential Code.

4. Remodels and additions to existing visitable dwellings shall not eliminate previously approved visitability features without replacing them with equally compliant features required for new dwellings with permit application dates as shown below:-

- a. Existing dwellings with a building permit application filing date between February 10, 2014, and June 30, 2015, shall remain compliant with Visitability requirements with the exception of R322.9: Exterior Visitable Route.
 - b. Existing dwellings with a building permit application filing date of July 1, 2015, and later shall remain compliant with all Visitability requirements including the Exterior Visitable Route. Dwellings that were exempted from the provision of an Exterior Visitable Route per R322.9.1 (Waiver of Exterior Visitable Route) shall not be retroactively required to provide an Exterior Visitable Route or reapply for a waiver.
3. ~~Remodels and additions to existing dwellings subject to this code and permitted on or after February 10, 2014 are required to comply with Sections R320.3 through R320.7.~~
 4. ~~Remodels and additions to existing dwellings subject to this code and permitted on or after July 1, 2015 are required to comply with Sections R320.8 and subsection R320.8.1.~~

R3220.2 Live/Work Units. In live/work units, the nonresidential portion shall be accessible in accordance with Sections 508.5.9 and 508.5.11 of the Building Code. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit shall comply with Section 1108.6.2.1 of the Building Code.

R322.3 Care Facilities. Where care facilities are permitted to be constructed in accordance with Section R101.2, the portions of the dwelling used to operate a business providing care shall be accessible in accordance with Chapter 11 of the Building Code.

R3220.43 Compliance Required at Plan Review. A permit application for a visitable dwelling must include detailed plans ~~prepared by a registered design professional or other certified professional~~ that demonstrate compliance with Section R3220 (*Visitability*).

R3220.54 Visitable Bathrooms. A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

1. a clear opening of at least 30 inches;

2. lateral two-inch by six-inch or larger nominal wood blocking is installed flush with stud edges of bathroom walls; and
3. except for the portion of the wall located directly behind the lavatory, the centerline of the blocking is 34 inches from and parallel to the interior floor level.

R3220.65 Visitable Light Switches, Receptacles, and Environmental Controls. The first floor of a visitable dwelling must meet the following requirements:

1. light switches and environmental controls are less than 48 inches above the interior floor level; and
2. except for floor outlets and receptacles, outlets and receptacles are at least 15 inches above the interior floor level.

R3220.76 Visitability Bathroom Route. A bathroom group or half bathroom designated for visitability under R320.4 (*Visitable Bathrooms*) must be accessible by a route with a clear opening of at least 32 inches that begins at the visitable entrance designated under R3220.87 (*Visitable Dwelling Entrance*) and continues through the living room, dining room, and kitchen, and is level with ramped or beveled changes at door thresholds.

Exception: Provided an alternate route is available, a visitable route is not required through an area located on a split-level or sunken floor.

R3220.87 Visitable Dwelling Entrance. A visitable dwelling must include at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. This entrance may be located at the front, rear, side, or in the garage or carport of the dwelling.

R3220.98 Exterior Visitable Route. An entrance that complies with R3220.87 (*Visitable Dwelling Entrance*) must be accessible using a route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. An exterior route that includes a ramp must comply with the Residential Code.

~~**R3220.98.1 Waiver of Exterior Visitable Route Provision for Certain Properties.** The Building Official may waive the requirements for an exterior visitable route, if the applicant provides a written request demonstrating undue design burden.~~

R3220.98.1 Waiver of Exterior Visitable Route Provision for Certain Properties. The requirements of R3220.98 do not apply to a lot with 10 percent or greater slope that existed prior to development; or to a property that requires the use of switchbacks to comply with R3220.98. The Building Official may also waive the requirements for an exterior visitable route, if the applicant provides a written request documentation as required by the Building Official

R325.9 Required Air Conditioning. ~~BC) The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.~~

(A) An owner shall:

(i) provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room;

(ii) maintain all fixed air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, in operating condition, properly attached; and

(B) The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall .

<enter language; checking for edits in the 2024 IBC & IMPC amendments>

~~----~~**R905.7.4 Material Standards for Wood Shingles**

~~Wood shingles shall be of *naturally durable wood* and comply with the requirements of R902.2 and Table R905.7.4.~~

R905.8.5 Material Standards for Wood Shakes

~~Wood shakes shall comply with the requirements of R902.2 and Table R905.8.5. -----~~

NOT PART OF THE ORDINANCE REVIEW TO VERIFY IF IT MADE IT INTO THE 2024 IRC IF NOT NEEDS TO BE WRITTEN INTO THIS ORDINANCE

2024 International Residential Code--

~~**R325.903.11 Required air conditioning.** Where the outdoor summer design dry-bulb temperature in Table R301.2 is above 80/85/90/95/100 °F (27/30/32/35/28°C), at least one room in every dwelling unit shall be provided with cooling facilities capable of maintaining a room temperature of not more than 80°F (27°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in habitable rooms at the design temperature. The installation of one or more portable air condition systems shall not be used to achieve compliance with this section.~~

~~-----~~**Exceptions:**

~~1. ----- Where an evaporative cooler is utilized to maintain cooling facilities within dwelling units, the room temperature shall be maintained not more than 85°F (30°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior wall in habitable rooms at the design temperature.~~

~~Cooling facilities are not required where design features are such that the temperature of the interior space can be maintained at 85°F (30°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior wall based on the thermal evaluation of building by a *Registered Design Professional*.~~

~~2.~~

2024 International Residential Code

~~**1203.2 Required air conditioning.** Interior spaces intended for human occupancy shall be provided with active or passive cooling systems capable of maintaining an indoor temperature of not more than 80°F (27°C) at a point 3 feet (914 mm) above the floor on the design cooling day.~~

Exceptions: Air Condition systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

L

R905.7 and R905.8 shall be amended to add that Wood Shakes (in R908) and Wood Shingles (in R907) shall comply with R902.2.

PROPOSED IRC 2024 CODE REDLINE V1, DRAFT SUBJECT TO ADDITIONAL CHANGES