



# Technical Code Amendments

Presented by:  
Todd Wilcox  
Building Official

March 2025



# Technical Code Amendments

International Property Maintenance Code (IPMC)

International Energy Conservation Code (IECC)

International Building Code (IBC)

International Existing Building Code (IEBC)

International Fire Code (IFC)

International Residential Code (IRC)

International Wildland-Urban Interface Code (WUIC)

Uniform Plumbing Code (UPC)

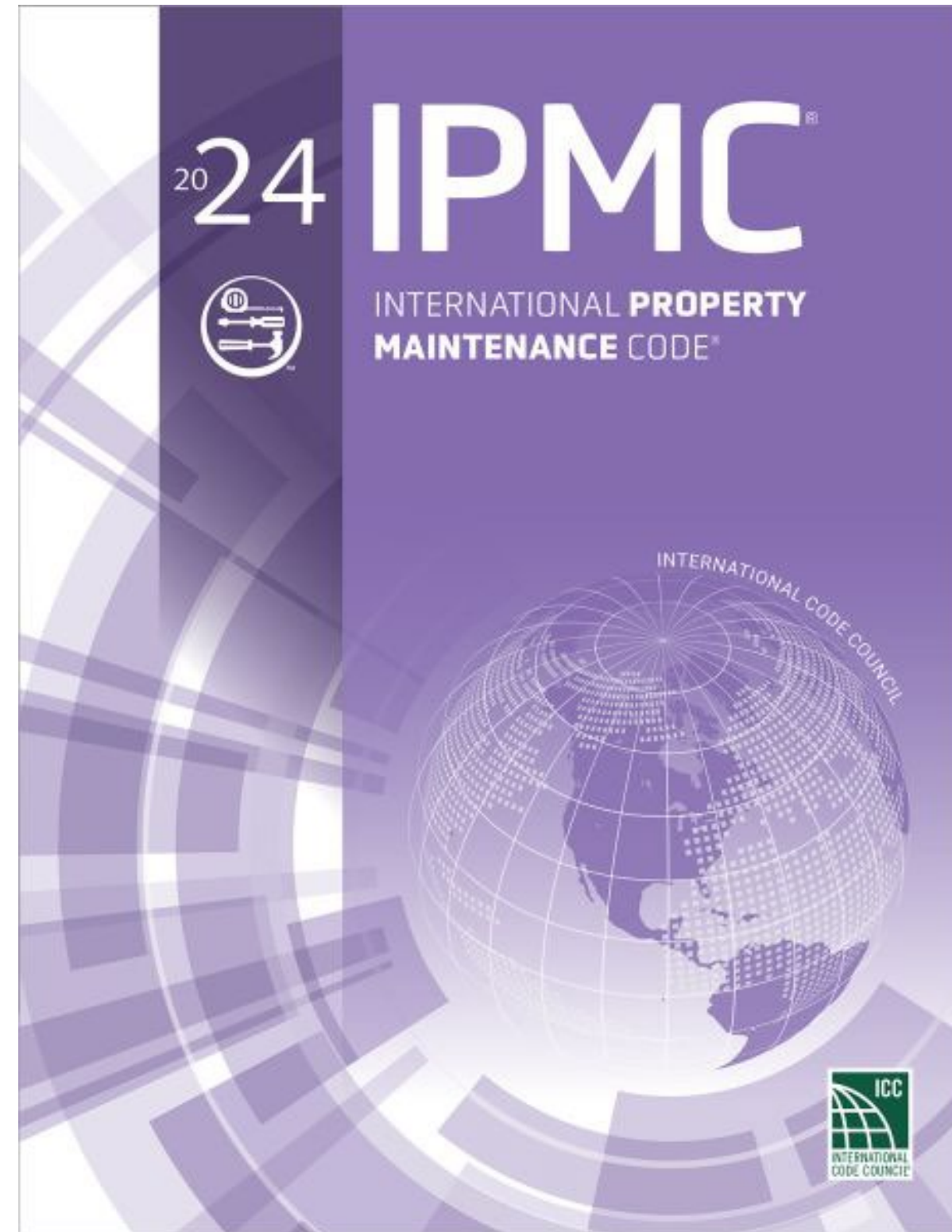
International Swimming Pool and Spa Code (ISPSC)

Uniform Mechanical Code (UMC)

# 2024 International Property Maintenance Code

The International Property Maintenance Code (IPMC) is a model code, developed by the International Code Council (ICC), that establishes minimum maintenance requirements for existing buildings and premises, ensuring public health, safety, and welfare.

Presented by:  
Todd Wilcox, Building Official/Code Official



# International Property Maintenance Code Amendments

- §111.1.3 - Structure unsafe for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary, cooling facilities or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. If the code official finds a structure unsafe, the owner of the property shall provide an action plan for repairs to the code official within two days of notice.

# International Property Maintenance Code Amendments

- §202.1 Definition.
  - INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rodents, scorpions, vermin or other pests.
  - SURCHARGE. The vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.

# International Property Maintenance Code Amendments

- § 309.1 Infestation. Structures shall be kept free from insect, scorpion, bed bug, and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
- §603.7 Cooling Facilities Required. Requires property owners to provide and maintain air conditioning equipment capable of keeping habitable rooms at least 15 degrees cooler than the outside temperature, but not exceeding 85°F.

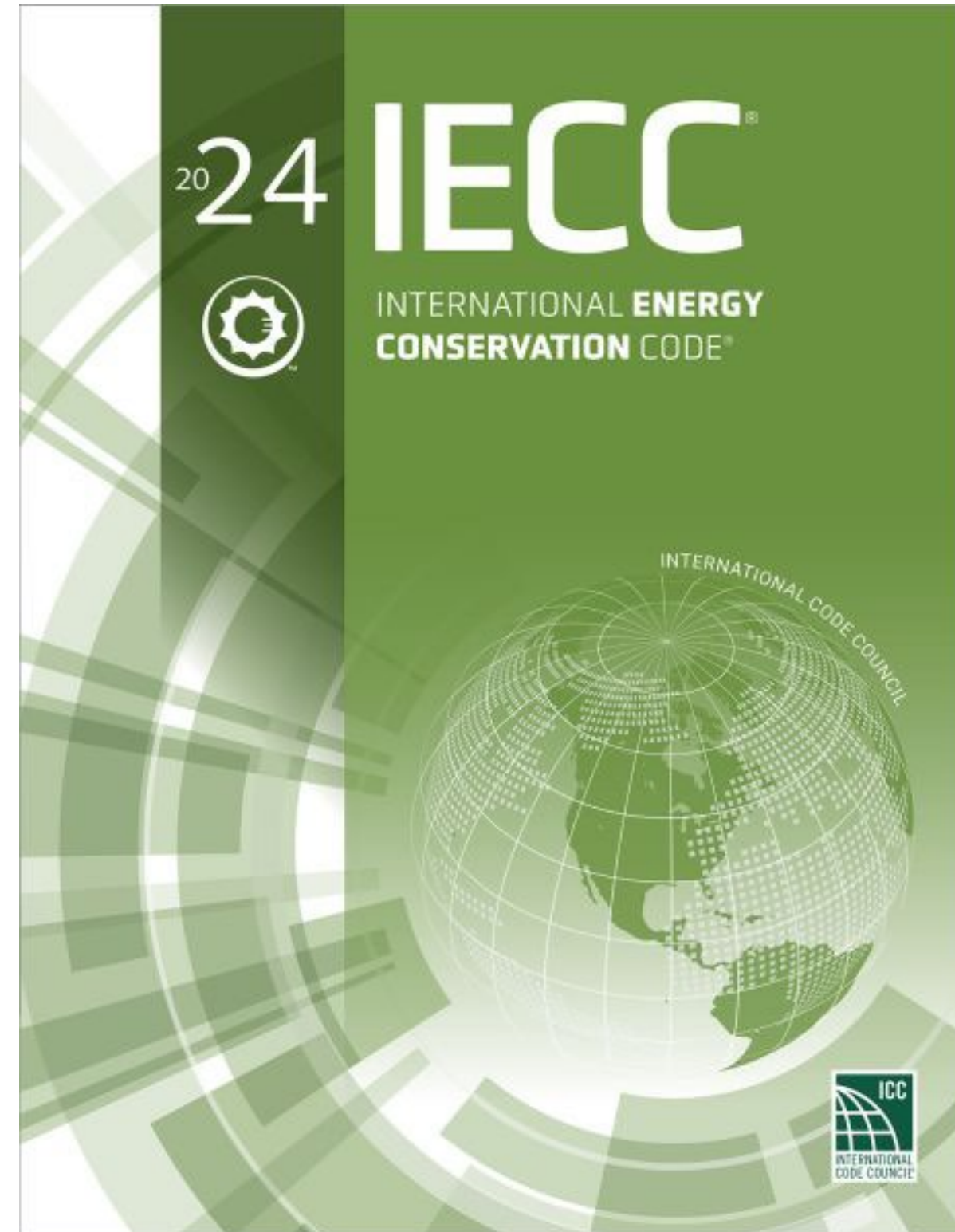
# International Property Maintenance Code Amendments

- §604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 100 amperes (only if electrical system is defective or damaged.)

# 2024 International Energy Conservation Code

The International Energy Conservation Code (IECC) is a model building code developed by the International Code Council (ICC) to establish minimum energy efficiency standards for both residential and commercial buildings, updated every three years.

Presented by: Heidi Kasper, Energy  
Efficiency Services Director  
Austin Energy Green Building





# International Energy Conservation Code

## Residential Amendments:

- Air leakage reduction from 5 ACH50 to 4 ACH50
- Prescriptive attic insulation requirement decreased to R38
- Bathrooms exhaust fans require controls to remove moisture
- Additional Energy Efficiency requirement point system R408
- Demand response controls required for electric water heaters
- Adoption of Electric Ready, Electric Vehicle (EV) Ready, and Demand Response appendixes

# International Energy Conservation Code

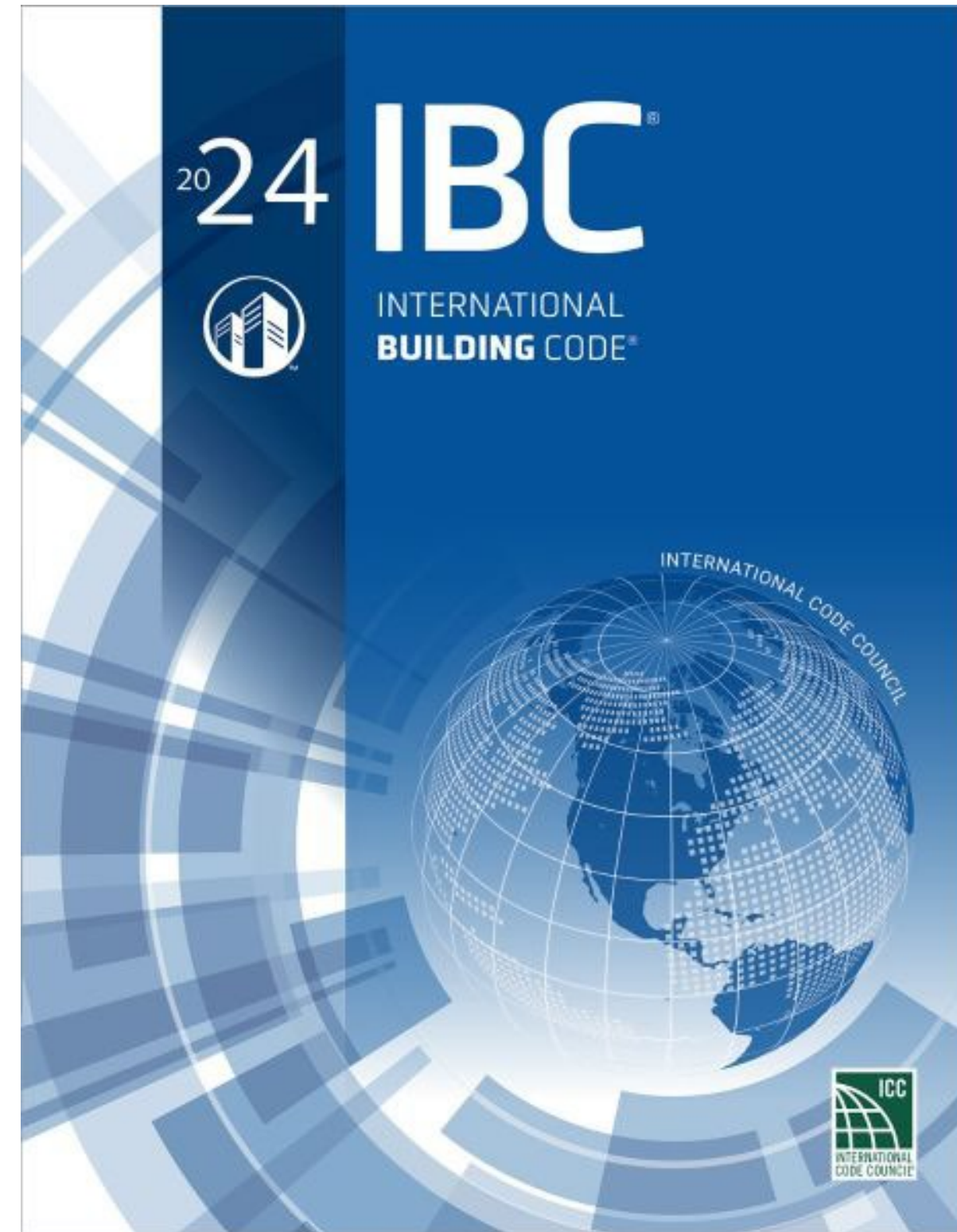
## Commercial Amendments:

- Air Leakage reduced and testing required for Group R and I
- Updates to HVAC Efficiency Tables
- Total System Performance Ratio (TSPR) allows for trade-offs within HVAC system design (C409)
- Updates to Additional Efficiency Section C406
- Renewable energy systems & Energy Storage System Readiness required
- Adoption of Electric Ready, EV ready, and Demand Response appendixes

# 2024 International Building Code

The International Building Code (IBC) is a model building code developed by the International Code Council (ICC) that establishes minimum requirements for building systems, aiming to protect public health, safety, and welfare, while promoting innovation and affordability in construction.

Presented by:  
Todd Wilcox, Building Official



# International Building Code Amendments

- §105.2 Work exempt from permit. Electrical. Refers to national electric code for permitting exemptions.
- §305.2, 305.2.2, 305.2.3, 308.2.3, 308.2.4, 308.3, 308.3.1.1, 308.3.2, 308.5, 308.5.1, and 308.5.3 deleted to align with the Fair Housing licensing laws.
- §1204.1 Lighting. This section was carried forward from the 2021 IBC amendment requiring natural lighting for all spaces intended for human occupancy.

# International Building Code Amendments

- §1607.8.2 Fire truck and emergency vehicles. Live load requirements were added as specified in the IFC.
- Chapter 29 Plumbing. Deleted previous local amendments so model code is now the single source of toilet and bathing room design requirements.
- Note: §1006.3.4 Stories with one exit or access to one exit for R-2 occupancies is not being recommended for local amendment

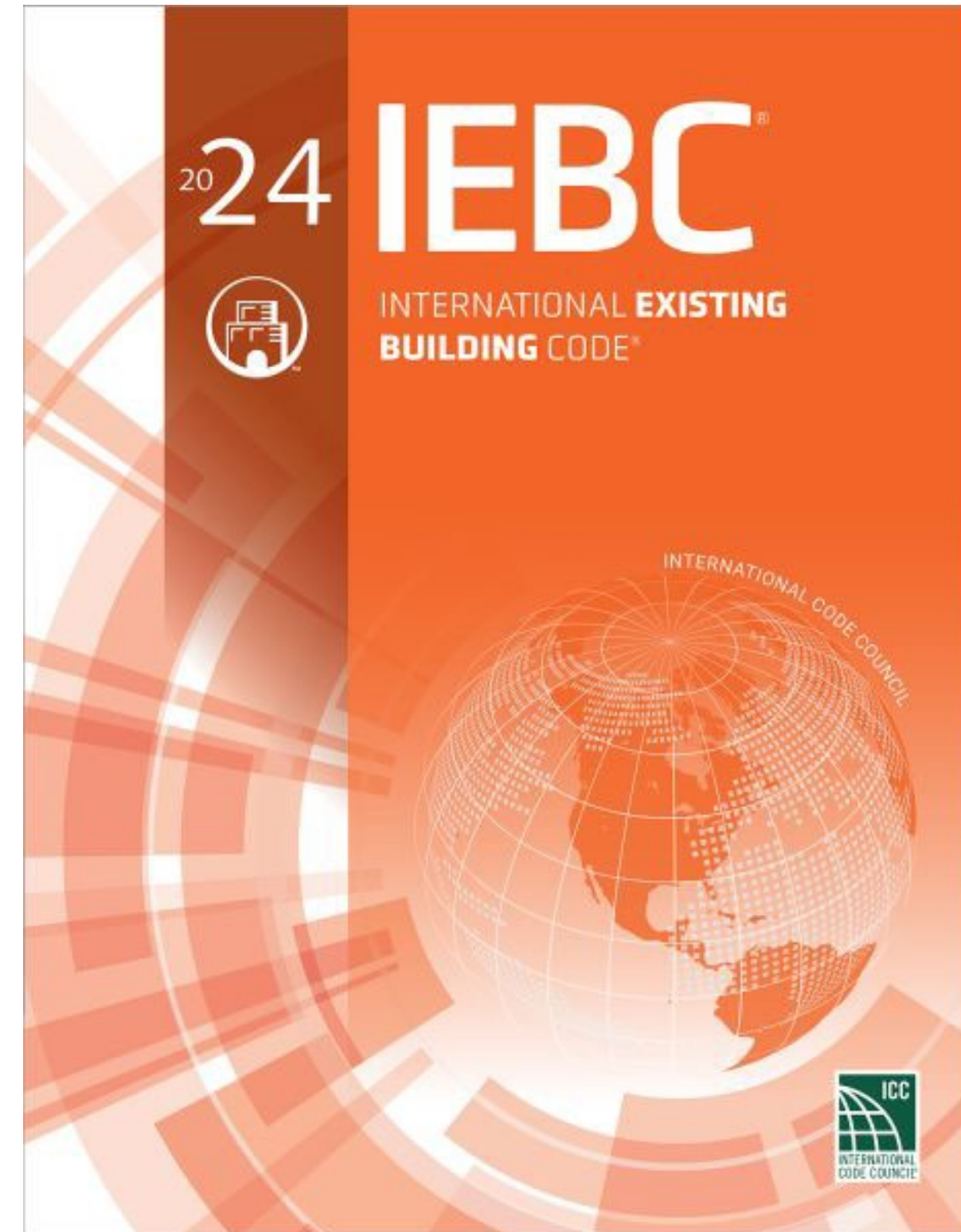
# 2024 International Existing Building Code

The International Existing Building Code (IEBC) is a model code that provides requirements for repairs, alterations, additions, and changes of occupancy in existing buildings, aiming to ensure public safety while encouraging the continued use and rehabilitation of older buildings.

Presented by:

Todd Wilcox, Building Official

Development Services Department



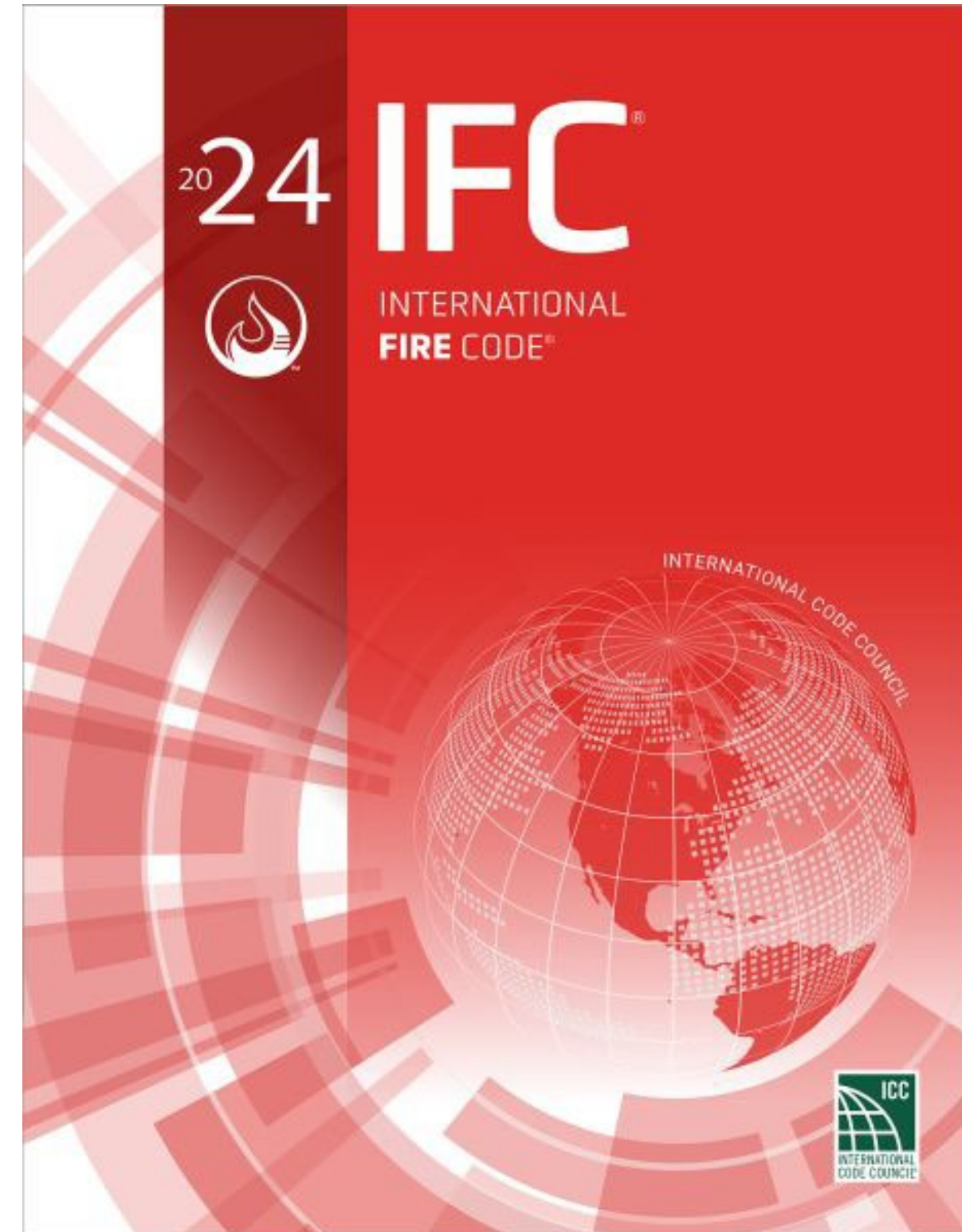
# International Existing Building Code

- No changes made to the IEBC other than the year of the code.

# 2024 International Fire Code

The International Fire Code (IFC) is a model code, developed by the International Code Council (ICC), that establishes minimum regulations for fire prevention and protection, aiming to safeguard life, property, and public welfare from fire and explosion hazards.

Presented by: Ben Flick, Managing Engineer  
Austin Fire Department





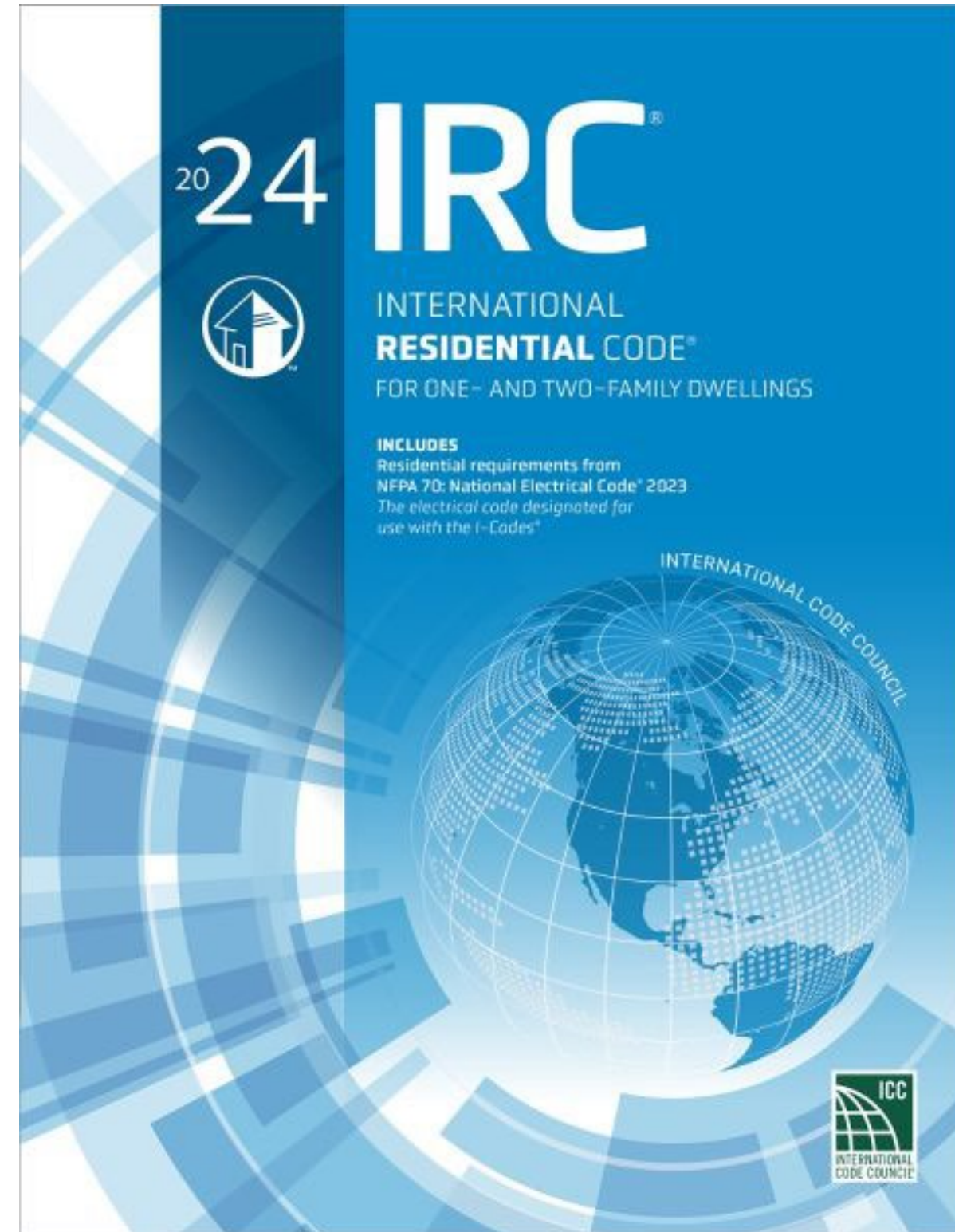
# International Fire Code Amendments

- Adding definitions and requirements for Animal Care Facilities
- Requirements for emergency lights on tertiary power in FCC, fire pump rooms, generator rooms of high rises
- Specifying requirements for alternative surface fire lanes
- No longer carrying forward amendments for vestibules at pressurized stairs.  
Mostly reverting to model Code
- Amending maximum allowable quantity of hazardous materials on rooftop occupancies
- Clarifying how fire flow is determined in Appendix B
- Actively working on reducing local amendments

# 2024 International Residential Code

The International Residential Code (IRC) is a model building code, published by the International Code Council (ICC), that establishes minimum requirements for the construction of one- and two-family dwellings and townhouses, ensuring a baseline of safety and quality for residential structures.

Presented by:  
Todd Wilcox, Building Official



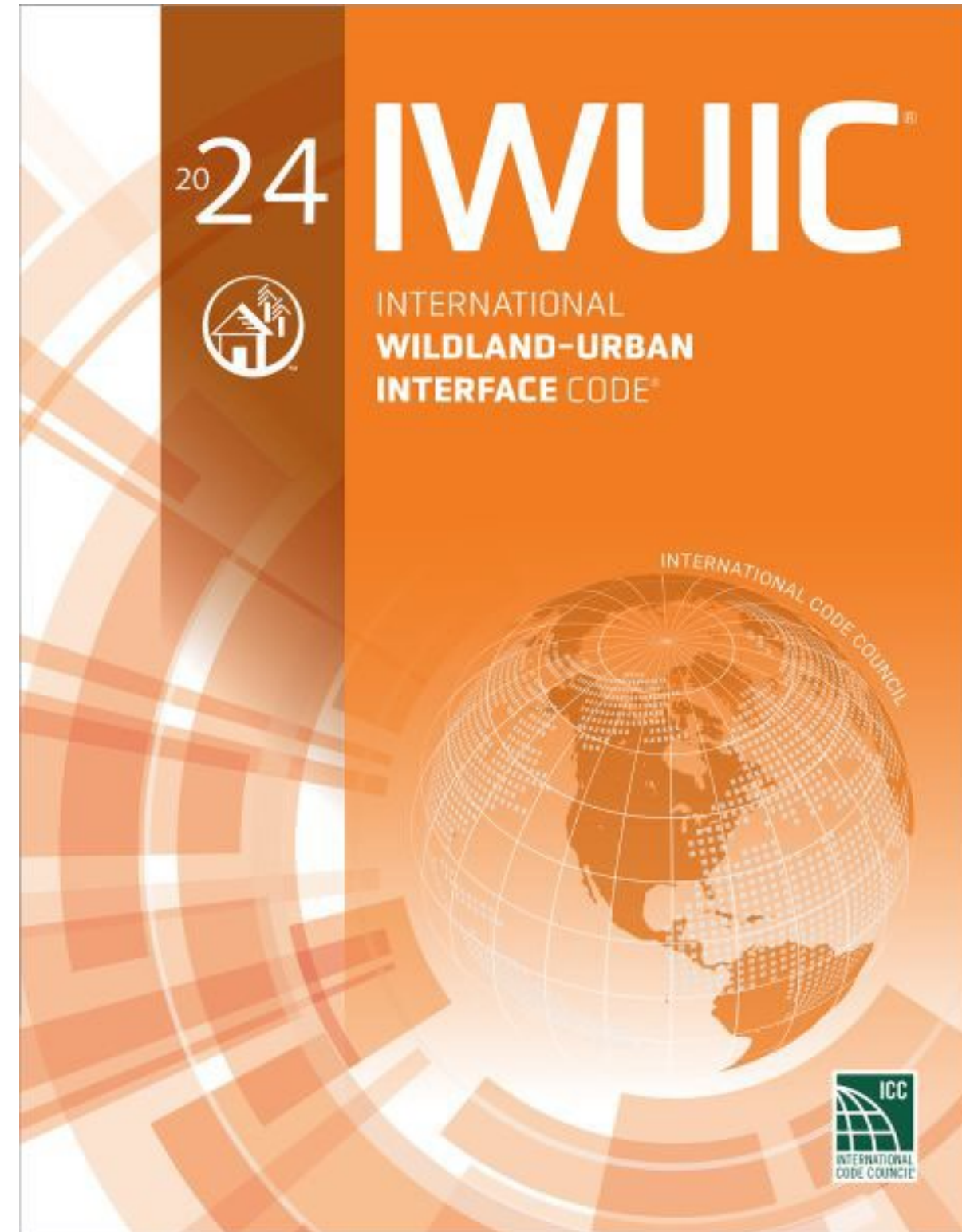
# International Residential Code Amendments

- §R202 Definitions. Added definition of surcharge to be consistent with IPMC. Modifications to egress door specifications.
- §R318.2 Egress door. Added allowance for single hinge pivoted, or balanced door type.
- §R322 Accessibility and Visitability. Changes will allow design flexibility to facilitate the Home amendments.
- §R325.9 Required Air Conditioning. Created to align with requirements with IPMC.

# 2024 International Wildland-Urban Interface Code

The 2024 International Wildland Urban Interface Code (IWUIC) is a model code intended to supplement adopted building and fire codes, focusing on safeguarding life and property from wildland fire intrusion and preventing structure fires from spreading to wildland fuels.

Presented by: Ben Flick, Managing Engineer  
Austin Fire Department



# International Wildland-Urban Interface Code Amendments

- Formalize allowances and interpretations
- Extreme Hazard Condition clarified
  - Fire Hazard Severity Form (amended) required for
    - Development under City of Austin Homes Options for Mobility and Equity initiatives
    - Where a single fire apparatus access road serves more than 30 dwelling units

# International Wildland-Urban Interface Code Amendments

- Unofficial “Proximity Classes” defined and renamed Proximity Zones A, B, and C
- New Ember Ignition Zone
- Reduced full roof replacement requirement
- Driveways, 202 Definitions, 403.2, 403.2.3

## Proximity Zones:

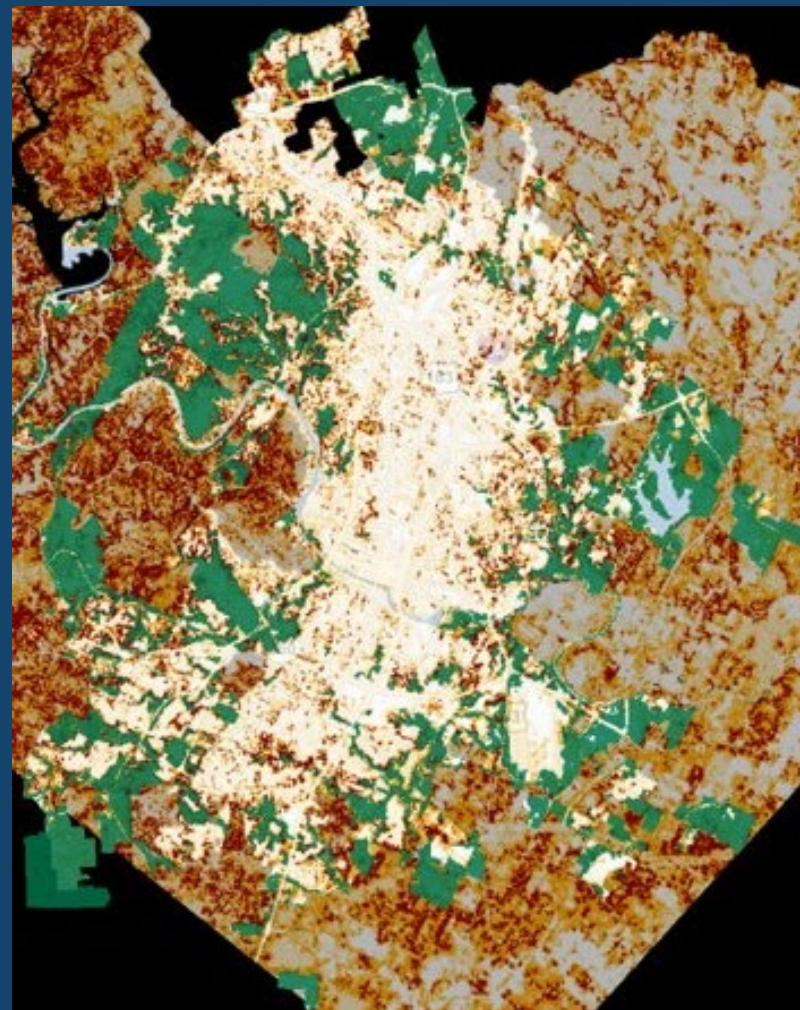
Zone A: Within 50’ of 40 acre+ wildland

Zone B: Within 150’ of 40 acre+ wildland

Zone C:

- Within 1.5 miles of 750 acre+ wildland
- Within 0.5 miles of 40 acre+ wildland (new)

# International Wildland-Urban Interface Code Amendments



Austin – Travis County Wildfire Risk

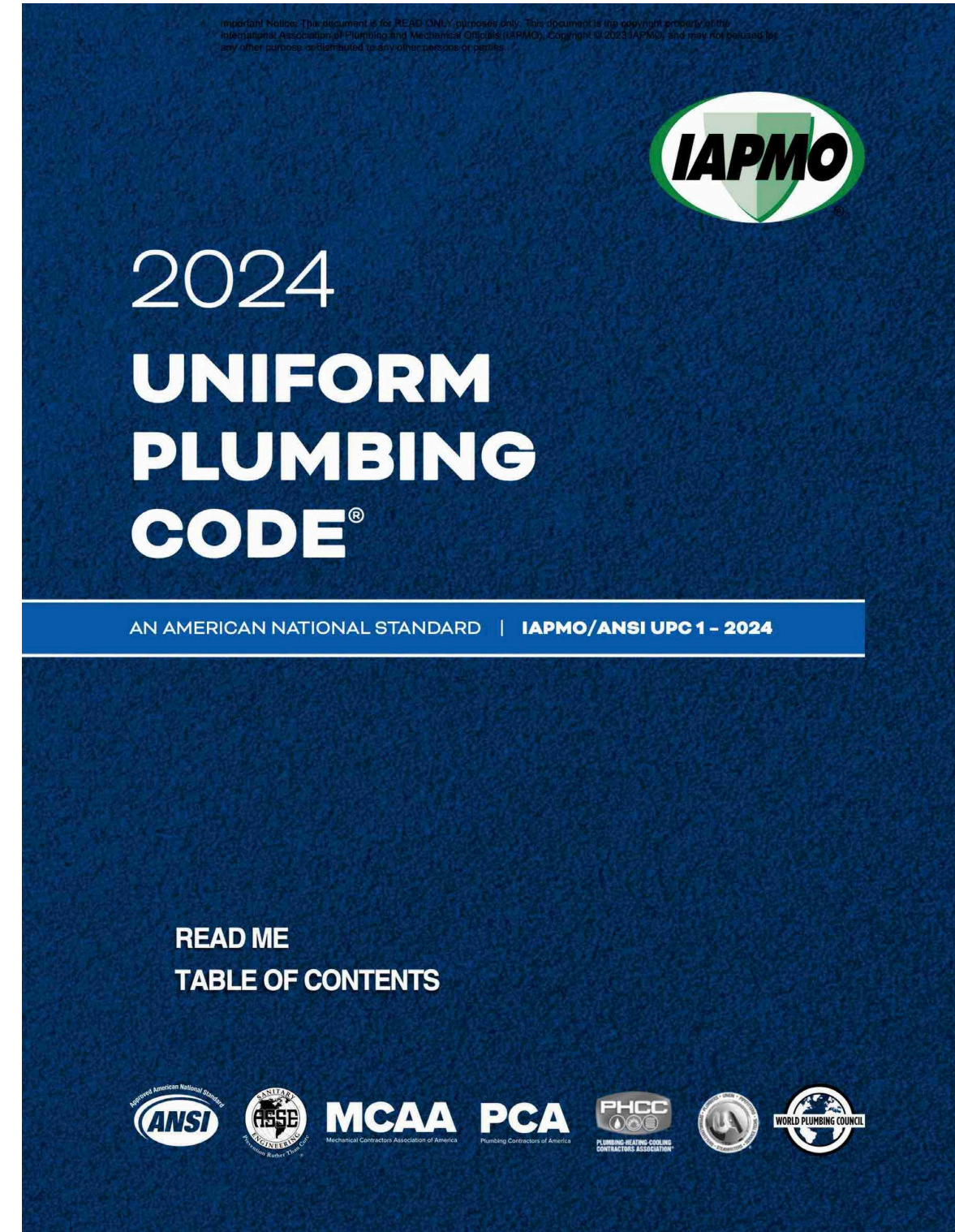


WUI Map- Overlay on Wildfire Risk Map

# 2024 Uniform Plumbing Code

The Uniform Plumbing Code (UPC) is a model code developed by the International Association of Plumbing and Mechanical Officials (IAPMO) to govern the installation and inspection of plumbing systems, aiming to protect public health, safety, and welfare.

Presented by:  
Todd Wilcox, Building Official





# Uniform Plumbing Code Amendments

- §202.1.1- Definition for laundry to landscape system added. §614.1, §1503.10.1, and §1503.10.2 with illustrations, were created for guidance in the installation, repair, or alteration of laundry to landscape systems.
- §321- Elevator sump pump language was deleted because of the Texas Administrative Code, Title 16, Part 4, Chapter 74 sets elevator sump pump requirements.
- §411.2, 412.1, and 420.3 were deleted to align with Austin Water conservation requirements.

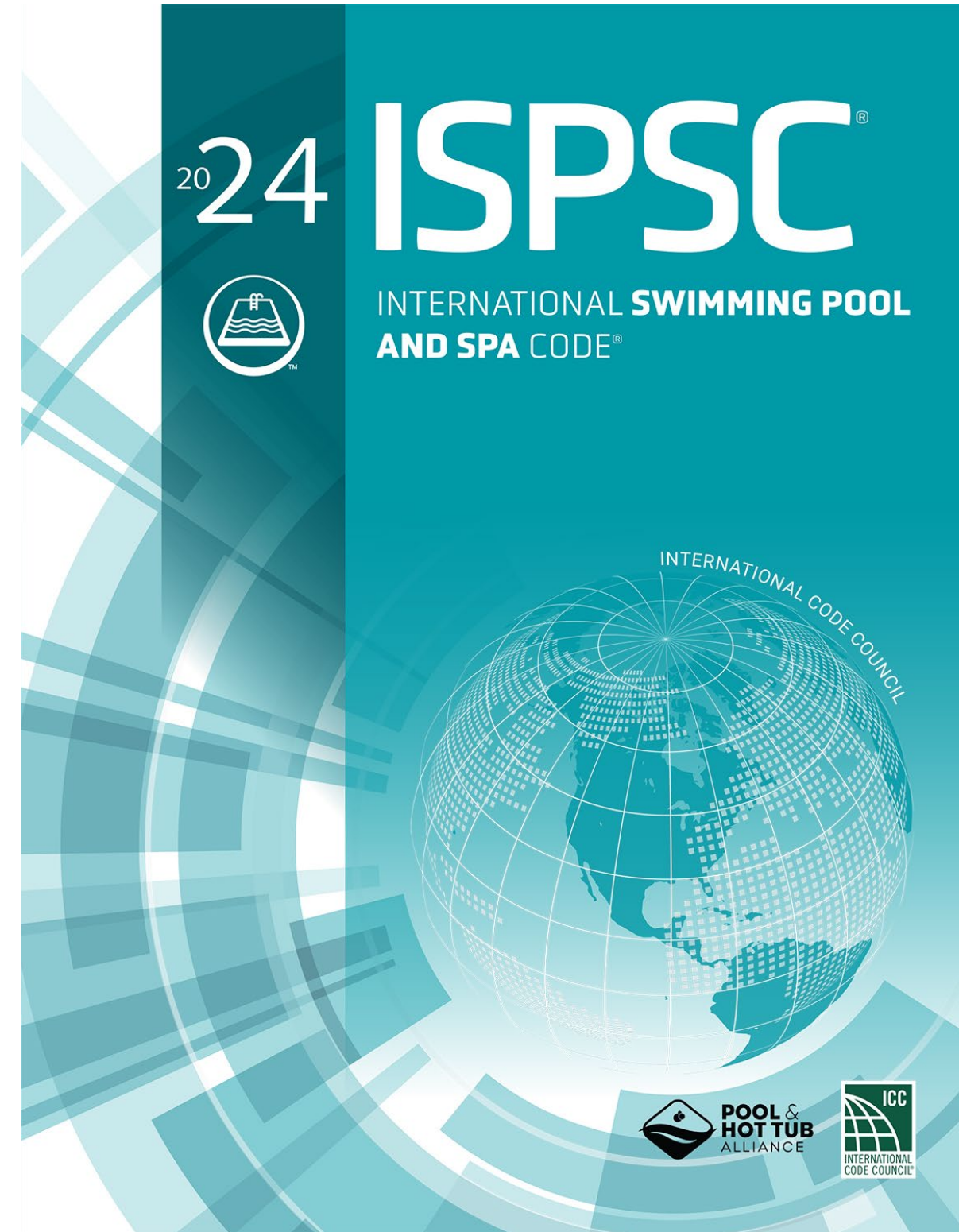
# Uniform Plumbing Code Amendments

- §1007.3- Barrier-type trap seals – Allows for the use of trap guards which have not been previously allowed in the uniform codes.
- R101.2.1 Plumbing – Exception- Created an exception in the IRC to prevent over boring and over notching in the installation of system venting in tiny homes.

# 2024 International Swimming Pool Spa Code

Developed with the Pool & Hot Tub Alliance (PHTA), the ISPSC contains minimum regulations for public and residential pools, spas, and hot tubs using prescriptive and performance-related provisions.

Presented by:  
Todd Wilcox, Building Official



# International Swimming Pool and Spa Code Amendments

- §101.1- Reference to Texas pool and spa regulations in the Texas Health and Safety Code chapters 757, 341.064, 341.081, 341.082, 341.091, 341.092, and 341.095. Also, Texas Administrative Code Title 25, Part 1, Chapter 265, subchapters L and K.
- §103.1- Authority. The Health Authority administers, implements, and enforces the requirements of this code applicable to public swimming pools. The Building Official administers, implements, and enforces the requirements of this code applicable to residential swimming pools.

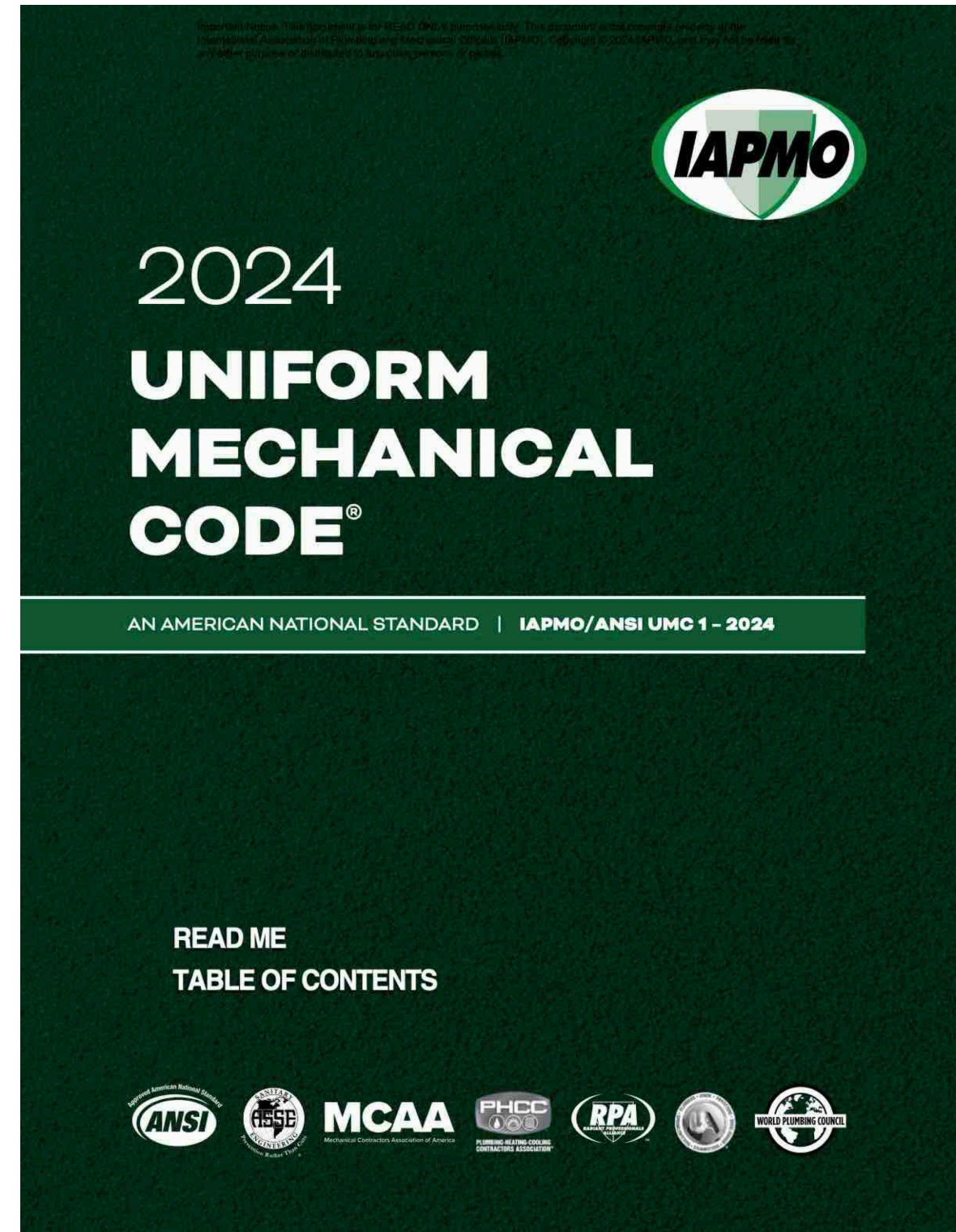
# International Swimming Pool and Spa Code Amendments

- §305.2.7 Chain link fence dimensions and requirements. Establishes requirements in regards to the use of chain link fence as a pool encloser.

# 2024 Uniform Mechanical Code

The Uniform Mechanical Code (UMC), developed by the International Association of Plumbing and Mechanical Officials (IAPMO), is a model code that governs the installation, inspection, and maintenance of HVAC and refrigeration systems, with the goal of promoting public health and safety.

Presented by:  
Todd Wilcox, Building Official



# Uniform Mechanical Code Amendments

- §202.1-Deleted definitions such as alternate water source, treatment system and air conditioner condensate recovery, §310.8, per request of Austin Water Department.
- §318- Added cooling system requirements to maintain consistency with the International Property Maintenance Code.
- §405.4.1- Residential Kitchen Exhaust Rate.
- §523.0 Hazardous Exhaust Systems. Inserted 2024 IMC Section 509, subsections, and associated tables and referenced sections to maintain consistency with fire code requirements.

# Uniform Mechanical Code Amendments

- §524- Manicure and pedicure stations. Inserted 2024 IMC Section 502.20, subsections, and associated tables and referenced sections to better clarify the requirement for source capture exhaust systems. This will help ensure the effectiveness of the exhaust system by specifically requiring makeup air and prohibiting the recirculation of exhausted air to provide a healthy, safe environment.
- §609- Smoke Detection Systems Control. Inserted 2024 IMC Section 606, subsections, and associated tables and referenced sections. This will allow flexibility for the installation of duct smoke detectors.





# Thank You

Technical Code  
Amendments

March 2025