

Summary of Significant Construction Code Changes

October 30, 2025

Residential Building Code Changes:

- R310.0 = Smoke alarms in sleeping lofts.
- R310.3.1 = Prohibited smoke alarm installation near cooking appliances.
- R315 = Sleeping lofts.
- R317 = Garages – EV charging stations and automotive lift requirements.
- R329 = Solar Energy Systems – Building-Integrated Photovoltaics (BIPV) systems should be marked from below to identify hazardous areas for emergency responders.
- R330.8 = Impact protection regarding Energy Storage System (ESS) installation from vehicle impact.
- R506.3.3 = Vapor retarders for concrete slab was changed from 10 mil back to 6 mil.
- R703 = Multiple clarifications to exterior wall coverings.
- R905 = Clarifications added to mineral surfaced roll roofing. Wind resistance to multiple roof material types added.

Plumbing & Gas Code Changes:

- P2717.2 = Dishwasher Waste Connection- Code gives three options to connect the dishwasher to the waste line.
- P2801.5.3 = Appliance, Equipment, and Insulation in Pans when subject to flooding. The code requires the water heater to be blocked up above the flood level rim of the pan.
- P2903.6 = Existing metal pipe used for grounding – New approved grounding method must be provided before piping is replaced by non-metallic pipe.
- G2417.7.3.1 = Purging abandoned gas piping.

Mechanical Code Changes:

- M1411 = Approved refrigerants must be installed per their listing.

Energy Code Changes:

- N1102.1.3 = Ceiling R Values– Reduced R49 attic installation back to R38.
- N1102.1.5 = Component performance alternative, UA replaced with total building thermal envelope conductance (TC).
- N1103.3.1 = Duct systems must be designed and sized using ACCA Manual D procedures.
- N1103.6.4 = Intermittent exhaust control for bathrooms and toilet rooms. There are now four types of controls.
- N1104.4 = Where renewable energy generation is used renewable energy certification required.

Electrical Code Changes (for reference only, already adopted by the state):

- 210.8(A) = Dwelling Units - GFCI protection is required for all 125-volt through 250-volt receptacles installed in the locations specified. New Item (7) areas with sinks and permanent provisions for food preparation, beverage preparation or cooking.
- 210.8(D) = Specific Appliances- GFCI protection shall be provided for the branch circuit or outlet supplying the list of 12 specific appliances rated 150 volts or less to ground and 60 amperes or less, single – or 3-phase.
- 210.18 = Branch circuits not over 1000 volts – Branch circuits recognized by this article shall be rated in accordance with the maximum permitted ampere taking or setting of the over current device. The rating for other than individual branch circuits shall be 10 (New), 15,20,30,40 and 50 amperes.
- 210.23 = Permissible loads, Multiple – Outlet Branch Circuits.
- 210.52 (C) (2) = Dwellings, Receptacles, Island and Peninsular changes.
- 210.52 (C) (3) = Receptacles serving the kitchen countertop shall be located above the work surface.

Commercial Building Code Changes:

- 717.2.4 = MEP controls shall not be installed in air duct systems.
- 718.2.1 = Concealed Spaces – New fire blocking materials allowed.
- 907.2.11.3 = Residential Smoke Alarm and Detection Systems – Installation near cooking appliances shall not be less than 10 ft apart.
- 915.1.1 = Carbon Monoxide (CO) – Required in buildings with a CO source.
- 1014.3 = Handrails – Lateral location along walking surfaces.
- 1208.3 = Interior Space Dimensions – Dwelling unit size clarifications.

Commercial Plumbing Code Changes:

- 306.2.4 = Trenching, Excavation and Backfill – Tracer Wire required.
- 312.4 = Tests and Inspections – Drainage and vent tests, code now allows a vacuum test method.
- 419.6 = Lavatories – Soap Dispensers are required.
- 504.7 = Safety Devices – Required Pan for Water Heater. A plastic pan installed beneath a gas-fired water heater shall be constructed of material having a flame spread index of 25 or less.

Commercial Mechanical Code Changes:

- 306.5 = Access and Service Space – Permanent access required for equipment and appliances on roofs or elevated structures located more than 16 ft above grade.

Commercial Energy Code Changes:

- C402.6.1.2.2 = Air Leakage- Building Thermal Envelope – Electrical and communication boxes shall either be caulked, taped, gasketed, or sealed.
- C403.8.6.2 = Fans and Fan Controls – Intermittent exhaust control for bathrooms and toilet rooms the code allows four options.
- C405.2.1 = Occupant sensor controls, the code requires these in sixteen different room type uses.
- C405.2.10 = Sleeping Unit and Dwelling Unit Lighting and Switched Receptacle Controls. Sleeping units and dwelling units in hotels, motels and vacation timeshare properties shall be provided with lighting controls and switched receptacles.
- C406.2.3.2 = Service Hot Water Piping Insulation Increase. All service hot water piping shall be insulated from the hot water source to the fixture shutoff.

Swimming Pool Construction Code Changes:

- 305.2.4 = Screen Enclosure as a Barrier.
- 305.2.4.1 = Mesh for Screen Enclosures.
- 320.3 = Secondary Disinfection Systems.

Chapter 8: Building and Construction Standards Changes:

- Make minor amendments necessary to convert from current construction codes to the new construction codes.
- Sec. 8-29 = Interactive Voice Response (IVR) - Added the contractors option of using the new live video recorded inspection, in lieu of waiting for next day.
- Sec. 8-36 through 39 = Construction Board of Appeals (CBOA) is being modified to create a universal Board of Adjustment (BOA).
- Sec. 8-61 = Contractor Liability Insurance – established a \$100,000 minimum contractor liability insurance will be required upon contractor's annual registration.
- Sec. 8-181 (item 10) = Allows a new design option for apartments with a single exit design to be constructed in accordance with local government code section 214.301 (b).

Fire Code Changes:

- **Section 11-62 (item 12). Amendments:**
 - Require new buildings or structures greater than 12,000 square feet to install an automatic fire sprinkler system.