

Residential Code Updates



Beginning January 1st 2026

The following is a list of the more notable changes with the Adoption of the 2024 ICC Codes (w/amendments) and 2023 NEC (National Electrical Code)(w/amendments) that affects residential construction industry. This is not all of the changes or all of the codes that apply to residential construction.

IRC Code Updates

R202 Grade Floor Emergency Escape and Rescue Opening: An emergency escape and rescue opening located such that the bottom of the clear opening is not more than 44 inches above or below the finished ground level adjacent to the opening. (When 44 inches or over, the minimum net clear opening minimum required is 5.7sf per (R319.2.1) (Exception does not apply)

R301.2.1.1 Wind limitations and wind design required: The wind provisions of this code shall not apply to the design of buildings where wind design is required in accordance with Figure R301.2.1.1, or where the ultimate design wind speed, in Figure R301.2(2) equals or exceeds 140 miles per hour in a special wind region.

(Statesboro is generally at 118mph & not in a special hazard area therefore plans do not require the use of alternate design criteria.)

(If submittals require supplemental engineering/structural designs such plans must be submitted with all pages stamped by a PE or RA. Submittals shall be reviewed prior to submission to insure all requirements are met as resubmittals with redactions will not be accepted.)

R311.2.2 CO Detector: must be installed if fuel fired mechanicals are instillation, alteration or repairs of mechanical systems

R310.4 & R311.4 Interconnection: Physical interconnection of Smoke & CO alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R330.8 Protection from impact: ESS (Electric Storage Systems) installed in a location subject to vehicle damage shall be protected in accordance with Section R330.8.1 or R330.8.2.

R330.8.1 Garages: Where an ESS is installed in the normal driving path of vehicle travel within a garage, impact Protection complying with Section R330.8.3 shall be provided. The normal driving path is a space between the garage vehicle opening and the interior face of the back wall to a height of 48 inches (1219 mm) above the finished floor. The width of the normal driving path shall be equal to the width of the garage door opening. Impact protection shall also be provided for an ESS installed at either of the following locations (see Figure R330.8.1):

1. On the interior face of the back wall and located within 36 inches (914 mm) to the left or to the right of the normal driving path.
2. On the interior face of a side wall and located within 24 inches (610 mm) from the back wall and 36 inches of the normal driving path.

Exception: Where the clear height of the vehicle garage opening is 7 feet 6 inches (2286 mm) or less, ESS installed not less than 36 inches (914 mm) above finished floor are not subject to vehicle impact protection requirements.

IPC Code Updates

312.4 Drainage and vent vacuum test: The portion of the drainage and vent system under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of negative 5 pounds per square inch or a negative 10 inches of mercury column (-34 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period.

607.3 Thermal expansion control. Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve or backflow preventer, a thermal expansion control device shall be connected to the water heater cold water supply at a point that is downstream of all check valves, pressure reducing valves, backflow preventers and shut off valves. Thermal expansion tanks [shall be located a minimum of 18 inches in developed length from the cold-water inlet fitting of the water heater](#), shall be sized in accordance with the tank manufacturer's instructions and shall be sized such that the pressure in the water distribution system shall not exceed that required by Section 604.8. [\(DCA Amendment\)](#)

NEC 2023 DCA Amendments

Ground-Fault Circuit-Interrupter (210.8), (GFCI)

- Kitchens**- changed to receptacles installed to server counter top surfaces.
- Permanent food preparation with sinks**: (Butler pantry)- removed
- Specific Appliances**- Electric Ranges, Wall-mounted ovens, Clothes Dryers, and Microwave Ovens removed.

210.12(B) Dwelling Units- AFCI Protection requirement removed for Kitchens and Laundry areas

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces- At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension 24 in. or greater and a short dimension of 12 in. or greater. A peninsular countertop is measured from the connected perpendicular wall.

210.52(C)(3) Receptacle Outlet Location- Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 12 in. below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 6 in. beyond its support base.
(1) Construction for the physically impaired
(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 20 in. above the countertop or work surface, such as an overhead cabinet

215.18(A), 225.42(A), 230.67(A) Surge-Protective Device- Exception: One- and two-family dwellings are exempt.