



OBOA Codes Committee

OBOA Codes Committee Public Comment Hearing Voter Guide

Committee Members

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We are entering the final steps of the 2027 I-Codes development: the **Public Comment Hearings (PCH)** and the **Online Governmental Consensus Vote (OGCV)**. The OGCV follows the Public Comment Hearing (PCH) and, together, these two steps determine Final Action on every proposal in this cycle.

What we'll be voting on:

The first step in the final process is the **PCH**. The **PCH** consists of **two distinct voting tracks**, and understanding the difference is critical for your jurisdictional vote. The first track being **Public Comment Consent Agenda (PCCA)**. **PCCAs** consist of proposals that received **no public comments** and are voted on as a **single block** (omnibus vote). There is no debate unless an item is removed from the consent agenda prior to voting. This vote only requires a **simple majority** at the hearing, and the results are **FINAL** (they do not go to the OGCV).

The second track consists of the **Public Comment Individual Consideration Agenda (PCICA)**. **PCICA** are proposals that did receive public comments, and each proposal is presented individually and open to public testimony. **PCICAs** are subject to ICC motions (**Approval Category: Approved as Submitted (AS), Approved as Modified by Committee (AMC), Approved as Modified by Public Comment (AMPC); Disapproval (D) Category**) and voted on by governmental members present at the PCH. After the hearing, these items proceed to the **OGCV** to be voted on.

How the OGCV online vote works:

- **What each online ballot shows:** For every proposal you'll see the PCH result and vote count, the allowable voting options, the original text (and any approved modifications), Committee actions from CAH #1/#2, any correlation notes, PCH vote record.
- **Who can vote / how it's counted:** Validated governmental member voting representatives (GMVRs). Weighting rules for OGCV, super majority (2/3 majority) vote required to overturn disposition category (Approval Category: AS, AMC, AMPC; Disapproval Category) from CAH#2.



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What it takes to pass:

Second Committee Action Hearing (CAH #2 Results)	Public Comment Hearing result and Voting Majority (PCH Motion/Results)	Online Governmental Consensus Ballot and Voting Majority (OGCV Requirement)	
AS	AS: Simple Majority	AS: Simple Majority	D: Simple Majority
	AMPC: 2/3 Majority	AMPC: 2/3 Majority	D: Simple Majority
	D: Simple Majority	AS: Simple Majority	D: Simple Majority
AMC	AS: 2/3 Majority	AS: 2/3 Majority	D: Simple Majority
	AMC: Simple Majority	AMC: Simple Majority	D: Simple Majority
	AMPC: 2/3 Majority	AMPC: 2/3 Majority	D: Simple Majority
	D: 2/3 Majority	AMC: Simple Majority	D: Simple Majority
D	AS: 2/3 Majority	AS: 2/3 Majority	D: Simple Majority
	AMPC: 2/3 Majority	AMPC: 2/3 Majority	D: Simple Majority
	D: Simple Majority	AS: 2/3 Majority	D: Simple Majority

Example Voting Results:

- **CAH #2 = AMC**
- At the **PCH**, a motion to keep **AMC** needs only a **simple majority**.
- If someone wants **AMPC** at the **PCH**, that takes:
 1. **2/3 Majority for each additional published modification**, and
 2. **2/3 Majority on the entire code change proposal as modified**.

If the **PCH result is AMPC**, then with **CAH #2 = AMC** and **PCH = AMPC**, the **OGCV ballot** requires **2/3** for **AMPC**, while **AMC** remains on the ballot as a **simple majority** option, and **D** is also a **simple majority** option.

PUBLIC COMMENT HEARING VOTE - 2027 I-Codes

For those who are attending the Public Comment Hearing (PCH) in Hartford Connecticut on April 19-24th, here is a voting guide put together by the OBOA Codes Committee recommendations. The suggestions contained in this voting guide are the opinions of the OBOA Codes Committee members, and are being provided to you as recommendations only—"vote your conscience." These are items we have identified as being significant, but there are many other items that will be heard and discussed at the hearing. We strongly encourage readers of this document to read the proposals, public comments, and reason statements, as well as listen to the testimony at the hearings to inform your voting. All hearing material and information is available via this link:

[ICC PCH Sharepoint Documents](#)

Proposal #	Code	Section	Topic	Subject Summary	CAH#2 Result	AMC	Consent Agenda?	PCH Result	OBOA Recommendation
E24-24	IBC	1006.3.4, 1006.3.5 (New), 1006.3.5.1 (New) thru 1006.3.5.6 (New), 1023.12, 1031.2		Revision to allow single exit for Group R-2 occupancies that comply with new section 1006.3.5 requirements.	AMC2	Revised to allow single exit stair for four-story Group R-2 building, with maximum 4 dwelling units, maximum exit access travel distance, and net floor area limitation per floor. Manual fire alarm and automatic smoke detection system required, along with NFPA 13 sprinkler requirements for combustible stairways for the interior exit stairways regardless of construction type.	No		Watch
E73-24	IBC	1011.7.2	Stairs	Add markings (stripe on leading edge) on all commercial stairs.	AMC2	Modification adds clarity by moving the revisions to the correct sections (marking stripes on treads, and marking stripes on landing).	No		D
E86-24	IBC	1014.1	Handrail	Adds clarification about when intermediate handrails are required.	None - D		No		Support Public Comments
E117-24	IBC	1105.1	Accessibility - Public Entrances	Reduce R-2/R-3/R-4 to only one accessible entrance.	None - AS		No		Support Public Comments
FS2-24	IBC	703.2.1.3	Fire Resistant Rating	Add language to exempt concrete girders beams slabs etc. from restrained members that need to be specifically identified as restrianed	None - AS		No		Watch
FS6-24	IBC	703.3.1, 703.3.2 (New)	Fire Resistant Rating	Add language to not require inherant materials like steel and concrete to be tested for non-combustibility.	AMC2	Rewritten to list out the following materials not requiring testing, rather than identifying them as "inherently" noncombustible.	No		AMC2
FS10-24	IBC	704.5.1	Fire Resistant Rating	Added langauge gives prescriptive guidelines for when secondary members should be protected.	None - D		No		D
FS35-24	IBC	711.2.4.7 IBC	Floor and roof assemblies	Fire protection requirements between a top story and occupied roofs. Specifically skylights and penetrations	None - D		No		D
FS53-24	IBC	715.3	Joints and voids	Add an exception for when a joint is not required at the bottom plate of a wall	AMC2	Modified added exception to indicate where the connection at the bottom of the wall is not designed for movement.	No		Watch
FS55-24	IBC	715.3, 715.4	Joints and voids	Clarification on the location of the intersection of exterior curtain wall assembliesand the roof slab/deck intersection	None - AMC1	The word "interior" added to section 715.4 to indicate the prevention of interior spread of fire.	No		D

FS61-24	IBC	TABLE 716.1(2)	Opening protectives	Add footnote for glazing not exceeding a size notes in the table and sending thereader to the applicable code when the glazing size is exceeded	None - AS		No		Watch
FS62-24	IBC	TABLE 716.1(2), 716.2.5.4	Opening protectives	Increase the requirements of certain glazing found in table 716.1(2)	None - D		No		Watch
S4-24	IBC	(NEW) 1705.17	Special Inspections	Added new section for special inspections of board and wrap fire resistive material. New standard ASTM WK 70807 is referenced. New standard is waiting for approval.	None - D		No		D
F108-24	IFC		Batteries	Sprinklers for storage of lithium ion vehicles exceeding 500 ft ² storage area	None - D		No		D
F110-24	IFC		Bathroom coverings - sprinklers	NFSA bathroom covering - clean up and correlates with NFPA 13	None - D		No		Watch
F199-24	IFC		Temporary structures	Cross reference to IBC chapter 31 for temporary membrane structures.	AMC2	Comment to address committee feedback, with references now pointing to the specific applicable sections of chapter 31 of the IBC.	No		Watch
F231-24	IFC		Pet boarding	Revisions to add pet boarding requirements.	AMC2	Revision to pet boarding definition and scope to classify as Group B or M occupancies to remove loophole from classifying it as S or F as some view it as possibly "pet storage" operations.	No		D
M22-24	IMC	401.1, 401.2, SECTION 403, 403.1, 403.3, 403.3.1, 403.3.2, 403.3.2.1, 403.3.2.2, 403.3.2.3, TABLE 403.3.2.3	Mechanical Ventilation	Add requirements for dwelling unit ventilation	AMC2	Modification to align with other code change proposals; M8-24 (corridor-served units outside air), M14-24 (multi-unit private garages), M30-24 (IECC balanced ventilation in cold climates).	No		Watch
P30-24	IPC	405.3.4 (New), 405.3.4, 405.3.5, CHAPTER 15, IAPMO Chapter 15 (New)	Water closet & Urinal Privacy	Mandatory privacy standards for water closets and urinal partitions in separate gender toilet rooms; all-gender toilet rooms; public and employee toilet rooms.	AMC2	Clarification to the fire testing requirements for premanufactured water closet and urinal partitions that is ambiguous in the IAPMO standard.	No		Watch
ADM1-24	IFGC	101.2.2.1, 107.1, 301.2	Gaseous hydrogen systems	This change is to include systems delivering hydrogen admixtures to appliances and equip. to conform with gas requirements.	AMC2	The modification is an editorial change to ensure the new subsection is within the scope of the IFGC. The change is needed to incorporate coverage of hydrogen admixtures by definition.	Yes		
E70-24	IBC	1011.7.1, 1012.7.0	Stairs, Ramps	Add section to require fire rated supporting construction	None - D	N/A	Yes		
E123-24	IBC	1108.6.2	R-2/R-1 accessible units	Short-term rental units that are used as both R-1 and R-2.	None - D		Yes		D

FS7-24	IBC	703.7	Fire Resistant Rating	Language added to address sealing of joints only at areas that have not already been addressed at joint systems for mass timber elements. There are some exceptions added too.	AMC2	Modification to clarify requirements when a fire-resistant joint system is used and when it is not used. Two separate subsections created.	Yes		
FS9-24	IBC	704.5 (New), 704.5, 704.5.1, 704.5.2 (New),	Fire Resistant Rating	Added language for attachment of siding to structural members for fire rated construction	AMC2	Simplified to reference starter strips and utility trim.	Yes		
FS14-24	IBC	705.6, 705.6.1 (New)	Exterior Walls	Clean up language on continuity of fire rated exterior walls. Added language for supporting construction	AMC2	Removed added language for supporting construction as FS16-24 was approved with a new section 705.8 for supporting construction.	Yes		
FS15-24	IBC	705.7.1	Exterior Walls	Added types I-V and V construction for supporting floor rating of exterior walls.	AMC2	Revised to delete limitation on types of construction. Deletes "Types III, IV, and V construction" and makes requirement applicable to all types of construction.	Yes		
FS16-24	IBC	705.7.1, 705.8	Exterior Walls	Adds section for supporting construction to 705, and points to fire-resistance rating requirements of 704.1.1.	AMC2	Revised the language to expand the original proposal from exterior walls to include parapets as well.	Yes		
FS17-24	IBC	705.7.2	Exterior Walls	Roof assembly supporting a parapet to be rated same as wall	AMC2	Revised to delete limitation on types of construction. Deletes "Types III, IV, and V construction" and makes requirement applicable to all types of construction.	Yes		
FS23-24	IBC	706.3	Fire walls	The reasoning that treated wood is allowed in type III exterior walls, it should be allowed in fire walls construction 602.3 allows treated wood in exterior walls rated 2 hrs or less. Fire walls can be up to 4 hour rated- exterior walls and firewalls are not the same function.	None - D		Yes		
FS24-24	IBC	706.5	Fire walls	Add language to allow fire walls to terminate at non-combustible material and fire treated lumber is NOT THE SAME AS NON-COMBUSTIBLE CONSTRUCTION?	None - D		Yes		
FS26-24	IBC	707.3, 707.3.12	Fire barrier	Added language for fire barriers for energy system rooms	AMC2	Added reference to the fire code.	Yes		
FS36-24	IBC	712.1.9 exception 4 and 5	Vertical Openings	Exception speclls out the corridor requirements which has been detailed in other code sections and is redundancy	None - D		Yes		
FS56-24	IBC	715.4, 715.5	Joints and voids	Language to remove the exception for exterior curtain wall containment for parking structure due to communication through several floors	None - D		Yes		
G8-24 pt I	IBC	202	Definitions	"Floor Area, Gross" "Floor Area, Net"	AMC2	Revised to clarify shafts and courts are included in gross but excluded from net.	Yes		
S9-24	IBC	202 (NEW DEF); 2510.6	Gyp products	Created new definitions for Stucco Bond Break, Drainage Plane, and Drainage Space. Rewrote and eliminated subsections to 2510.6 to incorporate those sections into table form.	AMC2	Proponents work with stakeholders to resolve differences between two similar proposals S9-24 and S8-24.	Yes		
F40-24	IFC		Valet trash	This proposal moves valet trash from annex to chapter 3	None - D		Yes		

F44-24	IFC		Vaping	Add vaping to smoking requirements	AMC2	Editorial change to not add vaping in every section referencing smoking but rather clarify in the charging section.	Yes		
F72-24	IFC		Fire access	Single fire lane and other apparatus access rewrite	None - D		Yes		
F100-24	IFC		13D	Revises Section 903.2.8 to simply require sprinklers for Group R fire areas to be installed per 903.3.1. Revised 903.3.1 to clarify where NFPA 13D systems are allowed.	AMC2	Further clean up that helps to address attic protection requirements.	Yes		
F102-24	IFC		13D	Addresses 13D in up to 60 ft	None - D		Yes		
F103-24	IFC		13D	Seattle 13D four story	None - D		Yes		
F198-24	IFC		Temporary structures	Revision to remove the words "air-supported structures" from Section 105.5.51 to require all temporary membrane structures to obtain an operational permit and not just air-supported structures.	AMC2	Clarification to ensure that air-supported structures are included and considered as a type of temporary membrane structure.	Yes		
F203-24	IFC		Temporary structures	Revision to add entertainment-related equipment to special event structure.	None - D		Yes		
G195-25 pt II	IRC-B	R301.1.5	Modules and Modular Components	Added reference to ICC standards for off-site construction for planning, design, fabrication; inspections; and MEP, energy and water.	AMC2	Modification adds reference to the special inspections and testing requirements of chapter 17.	No		Watch
S52-25	IBC-S	New 1604.1.1	Delegated Design	Adds new subsection to address review requirements for delegated design items.	AMC2	Added reference to indicate that delegated design items that are also deferred submittals shall meet deferred submittal requirements.	Yes		
S63-25	IBC-S	1604.5.2; 1604.5.3 (New)	Energy Storage Systems	Added language to address the risk category assignment for energy storage systems.	None - D		No		Watch
EB20-25	IBC-S	304.3.2	SFR Seismic Upgrade Std	Added language to the reduced seismic criteria to allow the use of ICC 1300 standard for seismic retrofit of one- and two- family dwellings.	AMC2	Added language to clarify that retrofitting is "in accordance with..." the new reference standard.	Yes		
EB21-25	IEBC	306.6.1.1, 306.7.12, 306.7.16, 306.7.18.2	Additions for elevators	Revised language to provision for additions and where elevator for accessible means of egress is not required and revised language to change accessible "floor" to "story" and from "occupied" to "occupiable" roof.	AMC2	Changed from "floor or occupied roof" to "level".	Yes		
EB78-25	IEBC	106.2.3, 601.2, 603.1, 604.1, 901.2	MOE on construction docs	Revision to change terms alterations level 2, 3 to new definition "reconfigured spaces".	None - D		No		Watch
EB79-25	IEBC	602.1, 603.1, 604.1, 801.3, 901.1, 901.2	Level 1 alterations	Added language to clarify the classification of work that would be included with level 1 alteration.	None - D		No		Watch
EB99-25	IEBC	1011.2.1	Automatic sprinkler systems	Added exception #4 to exempt the need for sprinklers for care facilities done out of the IRC and change of occupancy to R-4.	None - D		No		Watch / D

EB101-25	IEBC	1011.2.1	Automatic sprinkler systems	Adds exception item to automatic sprinkler system requirements for change of occupancy to facilitate adaptive reuse of existing buildings no more than 4 stories and 12,000 sf gross per story.	AMC2	Expands upon exception requirements including occupancy types allowed along with consideration of smoke detection systems. (Two modifications approved EB101-25-1 & EB101-25-2)	Yes		
EB116-25	IEBC	1201.6	Historical Occupancies	Added provision for historical occupancies.	None - D		Yes		
EB132-25	IEBC	1204.6.1	Single exit buildings	Allowance to have single exit building for historic buildings undergoing change of use to R-2 up to 5 stories; less than 3000 sf per floor; Type IV construction.	None - D		Yes		
RB35-25	IRC-B	R317 (new section)	Occupiable Roofs	Added provisions for occupiable roofs.	AMC2	Amendment to limit occupiable roof to serve an individual dwelling unit and not extend to adjacent units.	No		Watch
RB39-25	IRC-B	Section 202	Townhouse unit	Propose addition to the definition of a townhouse unit to only for one side open to yard or public way where sprinkler system is provided.	None - D		Yes		
RB42-25	IRC-B	R301.1.1	Small residential units	Add section to reference ICC design standard for small homes (1200 sf or less).	None - D		No		Watch
RB63-25	IRC-B	R302.2 Townhouses	Fire-resistant construction	Add prescriptive assemblies for 1-hr and 2-hr from the IRC.	AMC2	Clean-up to account for committee comments.	No		Watch
RB104-25	IRC-B	R313 Ceiling Height	Ceiling Height	Rewrite of ceiling height section to lay out requirements for habitable rooms, sanitation rooms, and storage utility.	AMC2	Committee concern from CAH 1 was with changes to definition. Modification brings back original definition.	No		Support
RB108-25	IRC-B	R316.3	Habitable attics	Revision to exception item #4, to require fire sprinkler system for habitable attics above a third story.	AMC2	Clean-up to address terminology to use the term "story above grade plane".	No		Watch
RB121-25	IRC-B	R318.7.5.1	Risers	Restores riser and tread depths to those of prior code additions.	None - AS		No		
RB139-25	IRC-B	R325.9	Temperature control	Proposal to require cooling.	None - D		Yes		
RB144-25	IRC-B	R330.1	Energy Storage Systems	Add to section to require ESS with aggregate capacity of 1 kWh or greater to comply with NFPA 855.	None - AS		Yes		
RB146-25	IRC-B	R330.8	Energy Storage Systems	Revision to clarify the where impact protection for ESS is necessary.	None - D		Yes		
RB148-25	IRC-B	R401.4.1	Geotech Eval	Removes the ability to assume the soil classification.	None - D		Yes		
RB174-25	IRC-B	R506.3.3	Vapor Retarder	Proposal to revise to 10 mil vapor retarder.	None - D		No		
RB194-25	IRC-B	R602.10.2.2.1	BWP Location	OBOA Codes Committee proposal to clarify the requirements of R602.10.2.2.1. New figure created to clarify BWP location requirements.	AMC2	Revised language and figure to address clarity issues from public comment.	Yes		
RB222-25	IRC-B	R703.8.4, R703.8.4.2	Weather protection	New table to clarify weather protection requirements for exterior plaster.	AMC2	Clarifying modification to reference the determination of moisture regime to stay within the IRC and not referencing the IECC.	Yes		