

2024 Suite of Building & Fire Codes

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First Reading • September 15, 2026



Why Update Now

2018 → 2024

- Flagstaff currently operates under the 2018 International Codes
- Moving to 2024 maintains the City's six-year adoption cycle
- A six-year cycle is consistent with many Arizona jurisdictions
- Local amendments allow Flagstaff to address community priorities and local conditions

Community Outreach & Regional Coordination

PUBLIC OUTREACH

- May 12 – Murdoch Center
- May 13 – City Hall

STAKEHOLDER & COMMISSION ENGAGEMENT

- Greater Flagstaff Chamber of Commerce
- Housing Commission
- Sustainability Commission
- Building & Fire Code Board of Appeals

REGIONAL COORDINATION

- Ongoing collaboration with Coconino County
- Shared research and proposed amendments
- Alignment where practical

Key Building Safety Amendments

SNOW LOAD

60 psf → 70 psf ground snow load

Engineered design options remain available

TEMPORARY CERTIFICATE OF OCCUPANCY

Limited residential TCO option when life-safety requirements are complete

PERMIT EXPIRATION

2-year base permit + one 365-day extension

Maximum: 3 years

PLUMBING EFFICIENCY

Updated water-efficiency and performance rating requirements

Triplexes & Fourplexes | IRC Applicability

Arizona Middle Housing Requirements

- 2024 IBC & IRC Scope Amendments
- Clarifies that qualifying triplexes and fourplexes may be constructed under the 2024 IRC or 2024 IBC
- Applies where buildings meet applicable residential-code limitations, including:
 - Not more than 3 stories above grade plane
 - Separate means of egress
- Provides a clear code path for applicants and staff
- Aligns Flagstaff's construction-code requirements with Arizona middle-housing legislation
- Supports consistent review of one and two family dwellings, triplexes, fourplexes and townhouses

Adopt Energy Code “Option 2”

1. Adopt the 2024 Residential and Commercial Energy Codes as part of the 2024 Suite of Building and Fire Codes, including:

- Amendments to improve HVAC efficiency (residential) and to reduce costs
- Readiness appendices:
 - *Solar-ready*
 - *EV charging*
 - Electric-ready
 - Demand-responsive controls (commercial)

2. Adopt radon mitigation standards for new construction

NEW Energy Code & IRC Amendments

- **Amend the following IRC and IECC appendices to support triplexes and fourplexes being built under the IRC**
 - Solar-Ready Appendices (NB/RB, NL/RL)
 - EV Charging Appendix (NE/RE)
 - Electric-Ready Appendix (NK/RK)
- **Fix incorrect code reference**
 - IECC Section R404 Electric Power, Lighting and Renewable Energy: reference the IECC, not the IRC

Solar-Ready Appendices

- **Appendix NB/RB: Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses**
 - Title change: Solar-Ready Provisions—Attached and Detached One- and Two-Family Dwellings, Triplexes, Fourplexes, and Townhouses
 - Scope update: Include triplexes and fourplexes
 - Applicability: IRC & IECC
- **Appendix NL/RL: Renewable Energy Infrastructure**
 - Delete Appendix NL from the IRC: Appendix NB/RB applies solar-ready standards to all buildings constructed under the IRC with the proposed amendment
 - Keep Appendix RL in the Residential IECC: this appendix applies solar-ready requirements to larger residential buildings only

Electric-Ready Appendices

- **Appendix NK/RK: Electric Ready Residential Provisions**

- Scope update: Allow triplexes and fourplexes to request an exception if electrical load calculations indicate a 400-amp panel is needed to meet the minimum requirements of the 2024 IRC
- Note: *This exception is already proposed for single-family homes, duplexes, and townhouses*

Electric Vehicle Charging Appendices

- **Appendix NE/RE: Electric Vehicle Charging Infrastructure (Residential)**
 - Scope update: Extend EV charging standards for one- and two- family dwellings to triplexes and fourplexes
 - Clarify EV requirements for other residential building types
 - Ensure EV-ready infrastructure standards are consistent across IRC and IECC appendices
- **Appendix CG: Electric Vehicle Power Transfer (Commercial)**
 - Clarify rounding in EV parking space calculations

2024 IWUIC – Key Proposal

- Adopt the 2024 International Wildland Urban Interface Code
- Amendments are based on local wildfire risk and heat transfer science
 1. Embers
 2. Radiant Heat
 3. Direct Flame
- Simplify Construction Requirements - eliminate uncertainty with fire hazard severity and defensible space calculations
- Move from ignition resistant to non-combustible construction
- Align with the Regional Plan, City of Flagstaff Zoning Code, and Forest Management Plan
- Align with Best Available Science - Insurance Institute for Business and Home Safety's Wildfire Prepared Home and Wildfire Prepared Neighborhood Standards

IFC Amendments

- 2018 Amendments carried forward to 2024
 - Some removed – now base code
- New for 2024
- Section 323 - Electric Vehicles
 - Parking garage locations
 - Disconnect (location, signage)
- Section 510 – ERCES (emergency responder communication)
 - Building criteria to install conduit/junction boxes

Estimated Building and Fire Code cost impacts

	Single family and duplexes		Multifamily
Code Section	Upfront Cost 2,000 sf	Upfront Cost 1,250 sf	Upfront Cost 800 sf
2024 IECC (Base Code + Appendices)	~\$8,200	~\$6,800	~\$4,000
2024 Wildland Urban Interface	~\$8,000	~\$5,000	~\$3,200
Radon Mitigation	~\$3,100*	~\$3,100*	~\$3,100*
Other Building and Fire Codes	Negligible	Negligible	Negligible
Total costs	~\$19,300	~\$14,900	~\$10,300

*Includes the cost of a radon fan, which may not be needed in all homes.

These numbers represent average cost estimates based on the best available data.

Future Amendments and Connection to LASS+CAP

- LASS + CAP Phase 1

- Purpose of LASS+CAP

- Address housing and climate
 - Not a 1 to 1 relationship with building code – dependent on type and size of project

- What are we doing now

- Current suite of codes
 - Zoning code updates

- Coming up next

- Phase 1 LASS+CAP Proposed Amendments
 - Options 3 & 4 won't be brought back without the fuller picture of proposed CAP amendments

First Reading & Next Steps

September 8, 2026 - Council Work Session

- Presentation of proposed 2024 codes and local amendments
- Council discussion, feedback, and direction

September 15, 2026 - First Reading

- Proposed 2024 Suite of Construction Codes and local amendments presented for formal consideration

October 6, 2026 - Second Reading & Adoption

- Final consideration and adoption of ordinance

Mid-November 2026 - Anticipated Implementation

- New codes become effective following completion of the adoption process

Thank you.

