

2024 Building Code & Regional Amendments Adoption



C I T Y O F
RENO

Why do we update Building Codes?

- Building codes are updated to incorporate new technologies in building materials, construction methods, and safety standards into the built environment for all our residents, visitors, and businesses.
- Increased Sustainability. Each cycle of the international codes continue to require more efficient electrical, mechanical, and building systems through the national code hearing and adoption process.

Code adoption process

- Every 6 years local jurisdictions in Northern Nevada review the most current building and construction codes to keep up to date on the safety standards regulating the building industry.
- Since 2005, this regional code adoption process has allowed the development community to have consistency across Northern Nevada while incorporating new technology and up to date standards.
- This collaborative process has taken place over an 18-month period including technical committees, steering committee, NNICC board approval, and finally to City Councils and County Commissions for adoption.

Timeline

**August -
November
2023**

Invitations for
participation

**November
2023**

Code Adoption
Kick off Meeting

**November
2023 - March
2024**

First round of
Tech Committees
meet

**January – April
2024**

Steering
committee
reviews & votes
first round
committee
amendments

**September –
November
2024**

IRC and IECC
Tech Committees

**December
2024**

Steering
Committee
reviews and votes
on IRC & IECC
amendments and
final amendment
packet

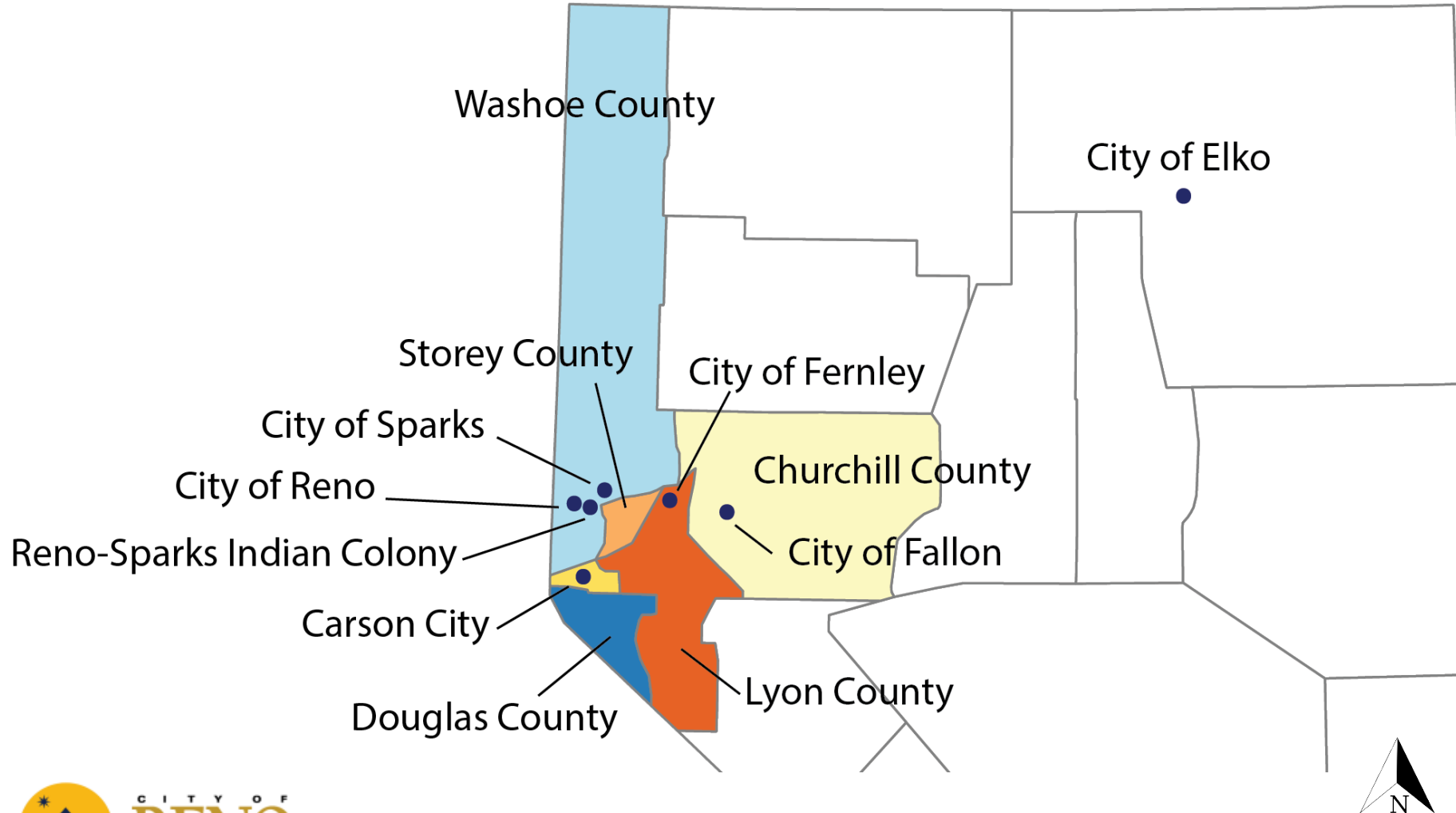
February 2025

Nevada Office of
Energy Approves
IECC
amendments

**February 20,
2025**

NNICC votes and
approves
Amendments and
published final
amendments
document

Participating Jurisdictions



What this Building Code Adoption is **NOT**.

- Fire Code adoption
- Public Works Design Manual
- Title 18 Zoning Code

2024 Building Codes

- 2024 International Building Code
- 2024 International Existing Building Code
- 2024 International Energy Conservation Code
- 2024 International Residential Code
- 2023 National Electrical Code
- 2024 International Fuel Gas Code
- 2024 International Mechanical Code
- 2024 Uniform Mechanical Code
- 2024 Uniform Plumbing Code



Technical Committee Industry Professionals

- BJG Architecture
- BrightLife Electric NV LLC
- Certified Structure Inspector
- Construction Materials Engineer
- CORE Construction
- CWX Architects
- D&D Plumbing
- Desert Wind Homes
- DR Horton
- ENGEO
- Frame Architecture, Inc.
- Jensen Engineering, Inc.
- Lennar Reno LLC
- National Electrical Manufacturers Association
- Nevada Builders Allian
- New Fields
- PK Electrical
- Plumbing Heating Cooling Contractors of Nevada
- Raglen System Balance, Inc
- RHP Mechanical Systems
- Savage & Sons Inc
- Southwest Gas Corporation
- Summit Engineering Corporation
- The Happy Outlet, LLC

2024 Significant Building Code Changes

- **C402.6.2** adds more restrictive requirements to the way air leakage in buildings is tested. This will result in tighter building construction, which decreases overall energy use and makes commercial buildings more efficient.
- **C403.4.7** requires all large exterior door openings on commercial buildings be interconnected to the HVAC system to reduce heating and cooling when open to the outside.
- **R404.2** requires automatic light controls that will shut off when rooms are not in use. This will reduce the usage of electricity in all single-family homes moving forward.
- **R408.2** creates a mandatory point-based system for energy efficiency in single-family homes. This gives more options to achieve the overall goal of energy savings for the builders.
- **Rockery walls** – Within the region, building departments have struggled with the design, construction, and inspection of rockery retaining walls in many ways. Along with Washoe County, the City of Reno has met with the wall industry to help rewrite the requirements for the structural engineering and construction methods moving forward in our region.
- **International Building Code - Ground Snow Load Table** – the changes to the chart reflect additional pathways for structural engineers to maintain the required pounds per square foot for roof truss design prescriptively, instead of using the previous method of the “hazard tool” to identify specific elevation requirements when calculating the weight of snow on a structure.

Community Outreach Meetings

- 03/25/2025 - AGC (Associated General Contractors of Nevada)
- 03/27/2025 - BANN (Builder's Association of Northern Nevada)
- 04/17/2025 - NAIOP (National Association of Industrial and Office Properties)

City of Reno Anticipated Code Adoption Dates

July 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- NNICC Amendments presented to Reno City Council **May of 2025**.
- 2024 codes will be scheduled for a soft adoption **July 1st, 2025**.
- Projects can be submitted under either the 2018 codes, or the newly adopted 2024 codes.

- **Six-month grace period** to submit projects under the 2018 codes, ends December 31st, 2025.
- **January 1st, 2026 – Code Adopted** - all new submittals must be designed under the adopted 2024 codes and 2024 Northern Nevada Amendments.

January 2026						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



Proposed Motion:

- I move to direct staff to move forward with the ordinance update to Title 14 of the Reno Municipal Code.