

This report regards state policy surrounding building and energy codes on the commercial and residential level across the fifty states. Each state is listed alphabetically. Within each state, four different categories of code classification are addressed: (1) the state's adopted commercial building code, (2) residential building code, (3) commercial energy code, and (4) residential energy code. In addition, each state's level of enforcement for the adopted building and energy codes are included.

Common standards for building and energy codes are adopted by legislative

Alaska follows the 2021 IBC with Alaskan focused amendments as adopted by the Alaska State Fire Marshal for their commercial building codes.⁶ We were unable to confirm the state of Alaska’s residential building codes through government records. For commercial and residential energy codes, the Alaska Housing Finance Corporation states that “All building that began construction on or after January 1, 1992, must comply with the Alaska Housing Building Energy Efficiency Standard (BEES) if Alaska Housing or other state financial assistance is to be used in purchase of a loan.”⁷ BEES is comprised of the 2018 IECC, ASHRAE 62.2 2016 and Alaska specific amendments to both.⁸ Local governments and municipalities in Alaska are responsible for enforcement of codes.

Arizona adopts codes on the county level and therefore vary in uniformity.⁹

Arkansas adopted the 2021 IBC with Arkansas amendments that went into effect January 1, 2023.¹⁰ The state uses the 2021 IRC for Arkansas based residential codes which also went into effect on January 1, 2023.¹¹ For both commercial and residential energy codes, Arkansas uses the 2014 Arkansas Energy Code that is based on the IECC 2009 and ASHRAE 90.1 - 2007.¹² Arkansas' code is applied statewide even in rural and unincorporated areas.¹³

The California Building Standards Commission created the 2022 California Building Standards Code which adopts the 2021 versions of the IBC and IRC with California specific amendments.¹⁴ For both commercial and residential energy codes, California adopts their own code, the 2022 Building Energy Efficiency Standards for residential and nonresidential buildings.¹⁵ These codes are applied to all occupancies throughout the state of California, but enforcement of codes is handled by the local government building or planning department of where the building or residence is located.¹⁶ Exceptions

⁶ Alaska Department of Public Safety: Fire and Life Safety, "Fire and Life Safety Regulations," accessed September 28th, 2023, <https://dps.alaska.gov/fire/regulations>

⁷ Alaska Housing Finance Corporation, "Building Energy Efficiency Standard," accessed September 28th, 2023, <https://www.ahfc.us/pros/builders/building-energy-efficiency-standard>

⁸ Alaska Housing Finance Corporation, "Building Energy Efficiency Standard.”

⁹ American Council for an Energy Efficient Economy, "Commercial Code," accessed September 28th, 2019, <https://database.aceee.org/state/commercialcode#:~:text=Alaska%20has%20no%20statewide%20commercial,Public%20Facilities%20mandated%20by%20AS44>

¹⁰ Arkansas Department of Education, "International Building Code 2021 effective January 1st, 2023," accessed September 28, 2023, <https://adecm.ade.arkansas.gov/ViewApprovedMemo.aspx?Id=5338>

¹¹ International Code Council, "Arkansas," accessed September 28th, 2023, <https://www.iccsafe.org/advocacy/adoptions-map/arkansas/>

¹² Arkansas Economic Development Commission – Energy Office, *Arkansas Energy Code for New Building Construction Supplements and Amendments*, March 10, 2014, <https://www.adeq.state.ar.us/energy/resources/pdfs/2014-ar-energy-code-for-new-building-construction.pdf>

¹³ Arkansas Department of Labor and Licensing, "Building Codes," accessed September 28, 2023, <https://www.labor.arkansas.gov/licensing/arkansas-contractors-licensing-board/building-codes/>

¹⁴ International Code Council, "California," accessed September 28, 2023, <https://www.iccsafe.org/advocacy/adoptions-map/california/>

¹⁵ California Energy Commission, *2022 Building Energy Efficiency Standards for Residential and Nonresidential Buildings: For the 2022 Building Energy Efficiency Standards Title 24, Part 6, and Associated Administrative Regulations in Part 1*, December 23, 2022, <https://www.energy.ca.gov/publications/2022/2022-building-energy-efficiency-standards-residential-and-nonresidential>

¹⁶ California Department of General Service, "Frequently Asked Questions," accessed September 28, 2023, <https://www.dgs.ca.gov/BSC/Resources/Frequently-Asked-Questions#:~:text=The%20California%20Building%20Standards%20Code%20is%20published%20by%20the%20California,throughout%20the%20State%20of%20California.>

apply to hospitals and public schools where the California Building Standards Commission has jurisdiction .¹⁷

Colorado codes are primarily adopted and enforced locally, however there are exceptions.¹⁸ Regarding commercial building codes, Colorado's commercial and residential energy codes combine a combination of state and local level implementation and enforcement with exceptions that can be found on Colorado's state website.¹⁹ According to House Bill 19-1260 passed by the Colorado House of Representative in 2019, there is an established building energy code. As of August 2, 2019, the law requires "local jurisdictions to adopt and enforce one of the three most recent versions of the IECC when they adopt or update any building code."²⁰ Local jurisdictions are allowed to amend the energy codes so long as the amendments "do not decrease the effectiveness or energy efficiency of the energy code."²¹

Connecticut, as part of their 2022 Connecticut State Building Code, adopts the 2021 IBC for commercial building codes.²² Connecticut adopts the 2021 IRC for residential building codes.²³ With regards to commercial and residential energy codes, Connecticut adopts the 2021 IECC.²⁴ We were unable to determine who enforces Connecticut's codes.

Delaware building codes are adopted at the county and municipality level but the state has adopted the 2018 IECC for their commercial and residential building codes.²⁵ Delaware states that, "the Levy Court of Kent County and the County Councils of New Castle County and Sussex County may adopt and enforce building codes, plumbing codes, electrical codes or other similar codes."²⁶

Florida adopted the 2018 IBC for their commercial building codes as part of their seventh edition (2020) Florida Building Codes.²⁷ The state also uses the 2018 IRC for residential building codes as designated in the seventh edition of the state's code.²⁸ For commercial and residential energy codes the state of Florida has adopted the 2018 IECC.²⁹ Enforcement of the Florida Building Code is with local government or the local board.³⁰

Georgia has adopted both the 2018 IBC and IRC for commercial and residential building codes.³¹ For commercial and residential energy codes, Georgia has adopted the 2015 IECC.³² Both building and residential codes, along with energy codes are mandatory codes in the state of Georgia.³³ However, Georgia law does not require local governments to adopt mandatory codes, but they must adopt administrative procedures to enforce mandatory codes.³⁴ It is also to the discretion of the local governments to choose which of the mandatory codes it wishes to enforce locally.³⁵

Hawaii has adopted the 2018 IBC for their commercial building codes³⁶ and the 2018 IRC for their residential building codes.³⁷ The Hawaii State Building Code Council adopted the 2018 IECC for both commercial and residential energy codes.³⁸ The 2021 IECC with Hawaii based amendments is currently pending approval from the Hawaii State Building Code Council.³⁹

The Idaho Division of Building Safety adopted the 2018 IBC with amendments and the 2018 IRC (parts I, II, III and IX) with Idaho amendments named the Idaho Residential Code (2020 edition).⁴⁰ The state of Idaho under the Idaho Energy Conservation Code (2020 Edition) adopted the 2018 IECC for all commercial and residential energy codes.⁴¹ Enforcement of building and energy codes is handled at the local level as long as they are in compliance with the provisions of Idaho's Code.⁴²

Illinois passed legislation (Public Act 103-0510) changing the Capital Development Board act to require statewide building codes effective on January 1, 2025.⁴³ This applies to commercial and residential building codes. Until then, local governments are free to adopt codes of their choice. The Illinois Energy Conservation Code adopts the latest published edition of the International Energy Conservation Code including any amendments adopted by the Illinois Capitol Development Board for all residential and commercial buildings.⁴⁴ Energy codes are adopted and mandated by the state. Enforcement of the codes is left to the discretion of the state until Public Act 103

commercial energy codes.⁴⁵ These codes are mandatory statewide.⁴⁶ For residential energy codes, the state follows the 2018 IECC with amendments. These codes are mandatory statewide.⁴⁷ For code enforcement, "a State Building Commissioner or officer of a local unit of government is empowered by law to administer and enforce the rules of the Fire and Building Commission."⁴⁸

Under Iowa Administrative Rule 661-201 and 661-301(ASK), the state has adopted the 2015 IBC as their commercial building code.⁴⁹ Also under Iowa Administrative Rule 661-301, the state has adopted the 2015 IRC as their residential code.⁵⁰ For commercial and residential energy codes, Iowa adopts the 2012 IECC as written in the Iowa Administrative Rule 661-303.⁵¹ We were unable to confirm that status of

code on February 8, 2020.⁷¹ While statewide enforcement is mandatory, Massachusetts also gives municipalities the option to incorporate a more intense stretch code, and therefore, about 85% of cities

Energy Codes.¹¹² NYStretch Energy Code-2020 is a stretch code option for local jurisdictions and governments to implement at their discretion, and has, at present, been adopted by 42 local governments including New York City.¹¹³

North Carolina uses the North Carolina Energy Conservation Code and its basis on the 2015 IECC and ASHRAE 90.1-2013 with amendments, for purposes of Residential and Commercial Energy Codes.¹¹⁴ Further, the 2015 IBC and 2015 IRC constitute the building codes for the state.¹¹⁵ The code is often updated on a six-year cycle,¹¹⁶ and enforcement is not explicitly granted to local municipalities according to available information.

North Dakota adopted the 2018 IBC and IRC as its building code.¹¹⁷ Amended versions of ASHRAE 90.1-2016 and the 2018 IECC are also in effect. (25 192.6 (n)-16 (he)9.3 (2018 I)17.j0.f2.6)Tj0.002 Tc72g.2 16 -1.859ab

The Oklahoma Uniform Building Code Commission has adopted the 2018 IBC for a statewide building code.¹²⁴ The small residential building code adopted by Oklahoma is the 2018 IRC.¹²⁵ The commercial energy code adopted by Oklahoma is the 2006 IECC.¹²⁶ The adopted residential energy code for Oklahoma comes from the 2018 IRC with amendments.¹²⁷ In Oklahoma, jurisdictions adopt the minimum codes developed by the Oklahoma Uniform Building Code Commission by can also adopt codes that are more restrictive.¹²⁸ In addition, municipalities or counties that do not adopt or enforce building and construction codes are enforced by the Oklahoma State Fire Marshal.¹²⁹

Oregon's commercial building code, the Oregon Structural Specialty Code, is based on the 2021 IBC and IEBC.¹³⁰ The commercial energy code, the Oregon Energy Efficiency Specialty Code, is based on 2019 ASHRAE 90.1.¹³¹ The Oregon Residential Specialty Code establishes both a residential building and energy code and is based on the 2018 IRC.¹³² The Building Codes Division of the Oregon Department of Consumer and Business Services provides and administers the Oregon building and energy codes.¹³³

In Pennsylvania, the Uniform Construction Code contains all commercial and residential building and energy codes.¹³⁴ The state adopts the 2018 IBC for both commercial and residential buildings and adopts the 2018 IECC for both commercial and residential buildings.¹³⁵ Ninety percent of Pennsylvania municipalities administer and enforce the Uniform Construction Code locally; for the remaining 10%, the Pennsylvania Department of Labor and Industry is responsible for enforcement.¹³⁶

The Rhode Island Building Code incorporates the 2018 IBC for commercial buildings.¹³⁷ The Rhode Island One and Two Family Dwelling Code incorporates the 2018 IRC for residential buildings.¹³⁸ The State of Rhode Island Energy Conservation Code applies to both residential and commercial structures and incorporates the 2018 IECC.¹³⁹ In Rhode Island, the Building Code Commission enforces the

minimum standards of construction established by the state building code and municipalities are responsible for developing and enforcing codes that go above the established standards.¹⁴⁰

In South Carolina, the 2021 South Carolina Building Code adopts the 2021 IBC with modifications for commercial buildings.¹⁴¹ For residential buildings, the 2021 South Carolina Residential Code adopts the 2021 IRC with modifications.¹⁴² The South Carolina Energy Standard Act adopts the 2009 IECC for both commercial and residential buildings.¹⁴³ In South Carolina, enforcement is completed by a building codes enforcement officer who is employed at the local level and the South Carolina Building Codes Enforcement Officers' Registration Practice Act requires that anyone enforcing or inspecting building codes be registered with the South Carolina Building Codes Council.¹⁴⁴

In South Dakota, SDCL §11-10-6 adopts the 2021 IBC for commercial building codes.¹⁴⁵ There is no statewide residential building code, but SDCL §11-10-12 allows municipalities to adopt the 2021 IRC.¹⁴⁶ There is no statewide commercial energy code and SDCL §11-10-7 adopts the 2009 IECC for residential buildings as a "voluntary standard."¹⁴⁷ Beginning in 2024, a Commission of Building Codes will be assembled by the state to review and identify revisions to South Dakota's building codes and standards.¹⁴⁸ There is a lack of information on administration and enforcement of building and energy codes.

Tennessee Rule 0780-02-02 establishes the baseline for all the state's building and energy codes. For commercial buildings, Tennessee adopts the 2012 IBC and IEBC for building code and the 2012 IECC for energy code.¹⁴⁹ For residential buildings, Tennessee adopts the 2018 IRC for building code and the 2018 IECC for energy code.¹⁵⁰ All code in Tennessee is enforced by the Tennessee State Fire Marshal and municipalities are allowed to adopt further restrictions.¹⁵¹

In Texas, §214.216 of the Local Government Code (s b)2BDC 11edi1§21 ren (151)TjEMC /P A MCIlistc bua dopt (h9 S1.6-1.2o

Administrative Code adopts 2015 IECC for both commercial and residential energy codes.¹⁵⁴ In Texas, building codes are enforced on the county or municipal level.¹⁵⁵ Additionally, the State Energy Conservation Office enforces Texas building energy codes.¹⁵⁶

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categorization of each state's codes in relation to the IBC, IRC, Energy Codes, and their enforcement are the focus of this report.
