

ATTACHMENT 1 - Docket No. 24-3930-2502 February 5, 2026 Justin Touchstone

2024 Idaho Building Code – Crosswalk

Green = minimum change

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2024 International Building Code proposed amendments				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 135 H 134	600.01	Idaho Building Code	None	Changing the code from 2018 to the 2024
<p><b>International Building Code.</b> The 2024 Edition, including appendices pertaining to building accessibility, with the following amendments:</p>				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 136 H 135	IDAPA 600.01 (d)	IBC 510.10 (New) General Building Heights and Areas	Allows for additional floor in wood framed construction for apartment building when conditions are meet.	This section was added at the request of local jurisdictions and builders to help address the affordable housing concerns in Idaho.
<p>d. <i>Add new section 510.10 Group R-2 buildings of Type VA Construction. Subject to approved sitting location by the applicable Planning Official and Fire Code Official, Group R-2 Occupancy buildings of Type VA Construction above the 3-hour fire rated horizontal assembly of a Type IA Construction lower podium building may be permitted to comply with the following, in addition to other applicable provisions of Section 510:</i></p> <p><i>1. May be permitted up to five (5) stories, with highest occupied floor not exceeding seventy-five (75) feet above the lowest level of fire department vehicle access, with maximum overall building height not exceeding ninety-five (95) feet above the lowest level of fire department vehicle access. An occupied roof is considered a floor level but not a story.</i></p> <p><i>2. R-2 Occupancy is the primary use allowed in the upper building with the following exceptions for accessory use areas:</i></p> <p><i>2.1 B Occupancy rooms or B Occupancy assembly areas accessory to the residential use are allowed at no more than 10% of each floor area provided to total occupant load for the sum of B Occupancy areas does not exceed 49 persons on each floor.</i></p> <p><i>2.2 An exterior Group A Occupancy assembly area (patio, deck) serving the residential use with an occupant load less than 300 persons is allowed directly on the top of the podium 3-hour fire rated horizontal assembly of the lower building.</i></p>				

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*2.3 Entry lobbies, mechanical rooms, maintenance rooms, waste and recycling collection, bicycle storage, and similar incidental uses are allowed on any floor.*

*3. For building area, the tabular allowable area for a non-sprinklered building of Group R-2 Occupancy of Type VA Construction shall be used and may be increased by 25% per floor over the area value listed in the allowable area Table. This area increase is calculated separately and is added in addition to any other area increases allowed for frontage increase and single occupancy, multi-story buildings in this Chapter. Fire walls may be required in order to comply with allowable area provisions. Multiple buildings can be located on top of the Type IA podium building.*

*4. All portions of both the upper and lower building must be fully protected throughout with an automatic sprinkler system that complies with Section 903.3.1.1 (NFPA 13).*

*5. Exit access travel distance shall be 150 feet maximum for the Group R-2 Occupancy.*

*6. Exterior walls shall be a minimum one-hour fire resistive wall assembly rated for exposure from both sides with noncombustible exterior wall finish materials.*

*7. Required interior exit stairways shall be pressurized and at least two exit stairways shall provide roof access for the Fire Department.*

*8. Other Special Inspections*

*8.1 Structural observation shall be conducted by the engineer of record during construction. Report of structural observation adequacy, including key elements of the lateral force resisting system, shall be submitted to the jurisdiction.*

*8.2 Special inspection by an independent third-party firm shall be provided for fire-resistant penetrations with report submitted to the jurisdiction.*

*8.3 Reports on adequacy and balancing of the pressurization of the stairways by an independent third-party firm with report submitted to the jurisdiction.*

*8.4 Where determined is needed by the code official, a survey of the building height may be required with report submitted to the jurisdiction.*

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<p>9. Fire alarm and fire sprinkler systems shall be inspected, tested, and maintained in accordance with NFPA 25 and NFPA 72 on a basis as determined by the applicable Fire Code Official. Inspection reports shall be submitted to the applicable Fire Code Official.</p>				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 137 H 136	IDAPA 600.01 (e)	Types of Construction IBC Alternative Provisions 602.1.2	None	Updating references – cleanup
<p>As an alternative to the construction types defined in Sections 602.2 through 602.5, buildings and structures erected or to be erected, altered, or extended in height or area may be classified as construction type IV-A, IV-B, or IV-C in accordance with the provisions adopted in Paragraph 600.01.b of these rules. Buildings and structures classified as construction type IV-A, IV-B, or IV-C shall comply with the provisions adopted in Paragraph 600.01.g of these rules and all other applicable provisions of this code</p>				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 137 H 136	Section 600.01 (e)	Plumbing Fixtures Table 2901.1 footnote e	None	Footnote F is no longer for drinking fountains. F. The required number and type of plumbing fixtures for indoor and outdoor swimming pools shall be in accordance with Section 609 of the International Swimming Pool and Spa Code. Delete this section
<p>Table 2902.1 Minimum Number of Required Plumbing Fixtures. Delete footnote f and replace with the following: f Drinking fountains are not required for an occupant load of thirty (30) or fewer.</p>				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 137 H 136	Section 600.01(g)	2902.6 Small Occupancies	Reduction	The 2024 code requires drinking fountains when the occupant load is 15. This amendment changes that to 30 occupants

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				before requiring a drinking fountain. This was a recommendation from stakeholders.
Delete Section 2902.6. and replace with the following. 2902.6 Small Occupancies. Drinking fountains shall not be required for an occupant load of (30) or fewer.				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 137 H 136	600.02 (a)(b)(c)(d)	2021 Mass timber construction	Additional flexibility for mass timber construction	Delete the 2021 mass timber provisions and adopt the 2024 mass timber section. The new code allows for more flexibility in a mass timber construction type.
<p><b>International Building Code, 2021 Edition.</b> The following provisions of the 2021 Edition related to mass timber construction: (7-1-24)</p> <p>a. In Section 202, the definitions of the terms MASS TIMBER; NONCOMBUSTIBLE PROTECTION (FOR MASS TIMBER); SECONDARY STRUCTURAL MEMBERS; and WALL, LOAD IDAHO ADMINISTRATIVE CODE IDAPA 24.39.30 Div. of Occupational &amp; Professional Licenses Rules of Building Safety (Building Code Rules) Section 600 Page 7 BEARING; (7-1-24)</p> <p>b. Sections 403.3.2, 508.4.4.1, 509.4.1.1, 602.4 through 602.4.3.6, 703.6, 703.7, 704.4, 722.7 through 722.7.2.2, 1705.5.3, 1705.20, 2304.10.1, 3313.1 through 3313.3.3, 3313.5, and 3314.1; (7-1-24)</p> <p>c. Tables 504.3, 504.4, 506.2, 601, 705.5, 722.7.1(1), 722.7.1(2), and 1705.5.3, including any note following each table adopted in this subparagraph; and (7-1-24)</p> <p>d. In Chapter 35, the referenced standards ANSI/APA PRG 320—2019: Standard for Performance-rated Cross-laminated Timber, referenced in Sections 602.4 and 2303.1.4, and ASTM D3498—03(2011): Standard Specification for Adhesives for Field-Gluing Plywood to Lumber Framing for Floor Systems, referenced in Section 703.7. (7-1-24)</p>				
<b>2024 International Residential Code proposed amendments</b>				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 138 H 137	600.02	Idaho Residential Code	None	Revising the code from 2018 to 2024
<b>International Residential Code, 2024 Edition.</b> Parts I, II, III, and IX of the 2024 Edition for one (1)- and two (2)- family dwellings, with the following amendments:				



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Openings in Walls	25% maximum of wall area	0 hours	≥3 feet to <5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	<3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable

~~\*The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the eave overhang if fire blocking is provided from the wall top plate to the underside of the roof sheathing.~~

~~\*The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the rake overhang where gable vent openings are not installed.~~

Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 139 H 138	600.02 (f)	Table R302.6 Dwelling Unit Garage Separation	None	Updating the language while maintaining the 5/8 Type X gypsum board or equivalent applied to the garage side. This will maintain the current construction methodology.
	<b>Separation</b> <del>From the residence, attics, and habitable rooms above the garage</del> From the dwelling unit and attics, and portions of the dwelling unit above the garage		<b>Material</b> Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side	
	Structure(s) supporting floor/ceiling assemblies used for separation required by this section			

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	Garages located less than 3 feet from a dwelling unit on the same lot		Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area	
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 139 H 138	600.02 (h)	R303.4	None	New section in the IRC no longer relevant
Section R303.4. Delete and replace with the following: Mechanical Ventilation. Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 139 H 138	600.02(g) – (k)	Various	None	Updating language to new references in the IRC
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 139 H 138	600.02 (l)	R330.7.1	None	Replaces Section R303.4 and removed the mechanical ventilation from the residential codes and references the ventilation to the mechanical code.
Section R325.3. Delete and replace with the following: Mechanical Ventilation Buildings and dwelling units shall be provided with whole house mechanical ventilation in accordance with Section M1505.4				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 139 H 138	600.02 (n)	R330.7.1 Heat Detector	Minimal	The new code addresses lithium-ion batteries that are in energy storage systems and charging stations. However, the fire data shows that there is an increase in small lithium-ion battery fires from electric bikes, electric shooters, and off-brand tool batteries. This is a request from the home

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				builders to add a heat detector in garages that is connected to the smoke detectors in a new residence to provide time for families to exit a residence in the event of a battery fire. The cost is minimal and provides additional safety for Idaho Families.
Add new Section R330.7.1 Heat Detector Within Garages. A heat detector(s), listed and interconnected to a smoke alarm(s), shall be installed in all attached garages and also in detached garages that do not meet the required fire separation distance and have an electrical service.				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 140 H 139	600.02 (q)	R403.4.1 Crushed Stone Footings	None	This section use to be in under section 403.1.1 the IRC split this out and it is not a method of construction that makes since in the state of Idaho.
Section 403.4.1 Crushed Stone Footings. Delete				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 140 H 139	600.02 (r)	R403.1(1) Detail 5	None	The detail has a note calling to "Provide lateral restraint at the base of walls supporting more than 48 inches of unbalance backfill in accordance with R404.1.3.2" there are no specifications as to what this lateral support is or how it is to be constructed. Current methods of construction are providing the lateral support for walls that have 48" of

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				unbalanced back fill. Stakeholders recommend removal of this note while maintaining the rest of the detail to remove the ambiguity of the note.
Figure R403.1(1) detail five (5) delete “Provide lateral restraint at the base of walls supporting more than 48 inches of unbalance backfill in accordance with R404.1.3.2”				
<b>2024 International Existing Building Code</b>				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 140 H 139	600.03	International Existing Building Code	None	Changing the code from 2018 to the 2024
<b>2024 International Energy Conservation Code – Commercial Provisions</b>				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 140 H 139	600.04	International Energy Conservation Code	None	Changing the code from 2018 to 2024
International Energy Conservation Code, 2024 – Commercial Provisions. The 2004 Edition with the following amendments				
<b>Page No.</b>	<b>IDAPA Code Section</b>	<b>Title or Subject</b>	<b>Regulatory Impact</b>	<b>Reasoning</b>
S 141 H 140	600.04 (d) – (i)	C405 Lighting Controls	None	Deleting the following sections of the energy conservation code. Require additional lighting controls that are considered by the energy code collaborative as unnecessary.
<ul style="list-style-type: none"> <li>• Section C405.2.9 Interior Parking Area Lighting Control – Delete..</li> <li>• Section C405.2.10 Sleeping unit and Dwelling Unit Lighting and Switched Receptacle Controls – Delete</li> <li>• Section C405.4 Horticultural Lighting – Delete</li> <li>• Section C405.12 Automatic Receptacle Control – Delete.</li> </ul>				

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<ul style="list-style-type: none"> <li>Section C405.13 Energy Monitoring – Delete</li> <li>Section C405.15 Renewable Energy Systems – Delete.</li> </ul>				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 141 H 140	600.04 (j) – (m)	C406 Additional Efficiency, Renewable and Load Management Requirements	None	Deleting the following sections of the energy conservation code. Require additional lighting controls that are considered by the energy code collaborative as unnecessary.
<ul style="list-style-type: none"> <li>Section C406.1.2 Additional Renewable and Load Management credit requirements – Delete</li> <li>Section C406.1.1 Exception 2 – Delete</li> <li>Table C406.1.1(2) Limit to Energy Efficiency Credit Carryover from Renewable and Load Management Credits – Delete.</li> <li>Section C406.3 Renewable and Load Management Credit Achieved – Delete</li> </ul>				
2024 International Energy Conservation Code – Residential Provisions				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 141 H 140	600.05 (b)	Table R402.1.2	None	The 2024 code revised the table and added new climate zones. To maintain consistency the table in the 2024 code is being deleted and we are adding in the table from the 2018 code with the footnotes. This will keep the current U and R values for residential construction.
Table R402.1.2 Delete and replace with the following table and footnotes:				

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**TABLE R402.1.2  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT <sup>a</sup>**

Climate Zone	Fenestration U-Factor <sup>b</sup>	Skylight <sup>b</sup> U-factor	Glazed Fenestration SHGC <sup>b, c</sup>	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value <sup>i</sup>	Floor R-Value	Basement <sup>c</sup> Wall R-Value	Slab <sup>d</sup> R-Value & Depth	Crawlspace <sup>e</sup> Wall R-Value
5	0.32	0.55	NR	38	20 or 13+5 <sup>b</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	22 or 13+5 <sup>b</sup>	15/20	30 <sup>g</sup>	15/19	10, 4 ft	15/19

NR = Not Required

For SI: 1 foot = 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximum. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

**Exception:** In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. As indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1
- g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

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j. For residential log home building thermal envelope construction requirements see Section R402.6								
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning				
S 142 H 141	600.05 (e)	Table R402.1.2	None	Remove the addition of the footnote with the addition of the table and footnotes to the addendums for the 2024 code.				
<p><del>Table R402.1.2 – Insulation and Fenestration Requirements by Component. Add the following as footnote k to the Table title; k. For residential log home building thermal envelope construction requirements see Section R402.6.</del></p>								
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning				
S 143 H 142	600.05(d)	Table R402.1.4	None	The 2024 removed the table and added a section on R-Value Computation. To maintain consistency and continuity the proposal is to delete this section and add in the table from the 2018 code.				
<p>Add Table R402.1.43 Equivalent U-Factors. Delete the rows in climate zones “5 and Marine 4” and “6” and replace with the following with footnotes:</p>								
<p><b>TABLE R402.1.7</b></p> <p><b>EQUIVALENT U FACTORS<sup>a</sup></b></p>								
Climate Zone	Fenestration U- Factor <sup>b</sup>	Skylight <sup>b</sup> U-factor	Ceiling R-Value	Frame Wall R-Value	Mass Wall R-Value <sup>i</sup>	Floor R-Value	Basement <sup>c</sup> Wall R-Value	Crawlspace <sup>c</sup> Wall R-Value
5	0.32	0.55	0.030	0.060	0.082	0.033	0.050	0.055

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6	0.30	0.55	0.026	0.057	0.060	0.033	0.050	0.055
NR = Not Required For SI: 1 foot = 304.8 mm. <ul style="list-style-type: none"> <li>a. Nonfenestration <i>U</i>-factors shall be obtained from measurement, calculation or approved source.</li> <li>b. Mass walls shall be in accordance with Section R402.2.6. Where more than half the insulation is on the interior, the mass wall <i>U</i>-factor shall not exceed 0.17 in climate Zones 6 through 8.</li> <li>c. In warm-humid locations as defined by figure R301.1, the basement wall <i>U</i>-factor shall not exceed 0.360.</li> </ul>								
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning				
S 143 H 142	600.05 (d)	R402.5.1.2 Visual Inspection	Reduction	There was a request from the home builders to review and revise the visual inspection and the requirement for the blower door test. The blower door has been a barrier for builders in the State of Idaho. The recommendation revises this section to allow for either a blower door test or in lieu of that for builders to use the construction methods listed in the rules. This allows for consistency, and a simplified prescriptive methodology for energy efficient construction.				
Section R402.45.1.2. Add the following exception: Visual Inspection. The Permit Holder will determine at the time of permit application the method of determining building envelope tightness. A visual inspection shall be considered acceptable in lieu of testing when the items listed in <a href="#">Table R402.4.1-1</a> below, applicable to the method of construction, are field verified. <ul style="list-style-type: none"> <li>i. Access doors and covers shall be gasketed to allow for repeated entrance.</li> <li>ii. Framing spaces between windows, doors and skylights shall be sealed.</li> <li>iii. Recessed light fixtures shall be sealed to drywall or interior air barrier.</li> <li>iv. HVAC registers and boots shall be sealed to subfloor, walls, or ceilings.</li> <li>v. Interior joints of top plates shall be sealed.</li> <li>vi. Narrow cavities (less than one inch) are sealed when not insulated.</li> <li>vii. Holes created by electrical and plumbing shall be sealed.</li> </ul>								

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viii. Penetrations through the exterior air barrier shall be sealed. ix Joints in sill plate shall be sealed during subfloor assembly				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 143 H 142	600.05 (e)	R402.7 Residential Log Homes	None	Update references and language for the new code.
Add new Section R402.7: R402.7 Residential log home thermal envelope. Residential log home construction shall comply with Section R401 (General), Section R402.5 (Air leakage), Section R402.6 (Maximum fenestration U-factor and SHGC), Section R403.1 (Controls), the mandatory sections of Sections R403.3 through R403.9, Section R404 (Electrical Power and Lighting Systems and Renewable Energy Systems), and either 1., 2., or 3. as follows: 1. Sections R402.2 and R402.4, Section R403.3.1 (Insulation), Section R404.1 (Lighting equipment), and Table R402.7 (Log Home Prescriptive Thermal Envelope Requirements by Component). 2. Section R405 (Simulated Performance Alternative). 3. REScheck (U.S. Department of Energy Building Codes Program).				
Page No.	IDAPA Code Section	Title or Subject	Regulatory Impact	Reasoning
S 144 H 143	600.05 (g) – (k)	403 Systems 404 Electrical Power, lighting and renewable Energy Systems	Reduction	Removing sections that add unnecessary sections and requirements for home construction.
g. Section R403.6.1 Heat Recovery in CZ 6 – Delete. h. Section R403.6.3 Testing mechanical ventilation systems – Delete. i. Section R403.7.1 Electric resistance heating – Delete. j. Section R404.2 Interior lighting controls – Delete. k. Section R4.08 Additional efficiency requirements – Delete.				