



LAKE HAVASU CITY
DEVELOPMENT SERVICES DEPARTMENT

◆ BUILDING ◆ CODE ENFORCEMENT ◆ PLANNING AND ZONING ◆

October 21, 2025

To: General Contractors
Architects
Designers/Draftsman
Engineers
Pool Contractors
Framing Contractors
Plumbing Contractors
Mechanical Contractors
Electrical Contractors
Masonry Contractors
Roofing Contractors
Fire Sprinkler Contractors
Garage Door Installers
Testing Agencies
Steel Fabricators
Truss Manufacturers
Electrical Suppliers
Colorado River Homebuilders Association

Re: Adoption of the 2024 International Codes and 2023 NEC

To keep current with national standards, the City adopted the 2024 International Building Code, 2024 International Residential Code, 2024 International Plumbing Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 International Property Maintenance Code, and 2023 National Electrical Code, which will become effective on **February 1, 2026**.

The 2024 I-codes may be viewed on the ICC website at: <https://codes.iccsafe.org/codes/i-codes/2024-icodes>

Following is a partial list of changes between the 2018 International Codes and the newly adopted 2024 International Codes, as well as the changes between the 2017 National Electrical Code and the newly adopted 2023 National Electrical Code:

2024 International Residential Code (IRC):

- **R302.2.2 Common walls.** Common walls separating townhouse units shall be assigned a fire-resistance rating in accordance with item 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, **or the inside of the exterior walls without stud cavities**, and the underside of the roof sheathing. *(Note: Rest of section unchanged. This recognizes the ability to have studs in lieu of drywall to the exterior wall)*

- **R302.3.6 Shared accessory rooms.** Shared accessory rooms shall be separated from each individual dwelling unit in accordance with Table 302.3.6. Openings between the shared accessory room and dwelling unit shall comply with Section R302.3.6.1. Attachment of gypsum board shall comply with Table R702.3.5 (*Note: New requirement, similar to garage/dwelling unit separation in duplexes*)
- **R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. **Doors shall be self-latching** and equipped with a self-closing or automatic-closing device. (*Note: Clarification that the doors are required to be self-latching*)
- **R324.4.5 Glazing and wet surfaces.** Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.
Exception. Glazing that is more than 60 inches, **measured horizontally**, from waters edge of bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room. (*Note: Clarification on where the measurement is from*)
- **R330.8 Protection from impact.** ESS installed in a location subject to vehicle damage shall be protected in accordance with Section R330.8.1 Or R330.8.2. (*Note: New requirement. R330.8.1 and R330.8.2 are too large to insert. Provides requirements for Energy Storage Systems. This is similar to impact protection for appliances located in a garage*)
- **Table 602.3(1) FASTENING SCEHDULE**

Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
31	3/8" - 1/2"	6d common or deformed (2" x 0.113" x 0.266" head); or 2 3/8" x 0.113" x 0.266" head nail (subfloor, wall) ⁱ	6	12
		8d common (2 1/2" x 0.131" x 0.281" head) nail (roof); or RSRS-01 (2 3/8" x 0.113" x 0.281" head) nail (roof) ^b	6 ^f	6 ^f
32	19/32" - 3/4"	8d common (2 1/2" x 0.131") nail (subfloor, wall)	6	12
		8d common (2 1/2" x 0.131" x 0.281" head) nail (roof); or RSRS-01; (2 3/8" x 0.113" x 0.281" head) nail (roof) ^b	6 ^f	6 ^f
		Deformed 2 3/8" x 0.113 x 0.266" head (wall or subfloor)	6	12

(*Note: New requirement. Roof sheathing is now required to be fastened 6" on center for intermediate supports*)

- **G2414.8.3 Threaded joint sealing.** Threaded joints shall be made using a thread joint sealing material. Thread joint sealing materials shall be nonharding and shall be resistant to the chemical constituents of the gases to be conveyed through the piping. Thread joint sealing materials shall be compatible with the pipe and fitting materials on which the sealing materials are used. (*Note: New requirement for gas piping*)

- **E3606.5 Surge protection.** All services supplying one- and two-family dwelling units shall be protected with a surge-protection device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3. (NEC 230.67) *(Note: New requirement. The NEC has identified the need for surge protection of sensitive electronic devices including appliances, GFCI and AFCI devices and smoke alarms)*
- **E3901.4.2 Island and peninsular countertops and work surfaces.** Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface. (NEC 210.52(C)(2)) *(Note: New requirement. Island outlets are no longer required)*
- **E3901.4.3 Receptacle outlet location.** Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:
 1. On or above, but not more than 20 inches above, the countertop or work surface.
 2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
 3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. (NEC 210.52(C)(3))

(Note: New requirement. Outlets are no longer allowed below the island. If outlets are provided, they are required to be listed assemblies such as a pop-up style)

- **E3902 GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION** (NEC 210.8)

(Note: New requirement. GFCI has been extended to include receptacles up to 250 volts where previously required for 125 volt. Typically this would be for laundry rooms, but will extend to any 240 volt receptacle in a designated area)

2024 International Building Code (IBC):

- **202. OCCUPIABLE ROOF.** An exterior space on a roof that is designed for human occupancy, other than maintenance or repair, and is equipped with a means of egress system meeting the requirements of this code. *(New definition)*
- **202. MASS TIMBER.** Structural elements of Type IV construction primarily of solid, built-up, panelized or engineered wood products that meet minimum cross-section dimensions of Type IV construction. *(Several references in the code now address mass timber structures)*
- **1006.3 Egress from stories or occupiable roofs.** All spaces located on a story or *occupiable roof* shall have access to the required number of separate and distinct *exits* or access to *exits* based on the aggregate *occupant load* served in accordance with this section. *(New requirements for egress from occupied roofs)*

- **1010.2.4 and 1010.2.5 Locks and latches.** *New definitions of various types of bolting mechanisms and a new table clarify the types and locations for locks and latches.*
- **1102.1 Design.** Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1. *(This document has been updated to A117.1-2017 and has updated clearances for new buildings)*
- **1603.1.5 Earthquake design data.** *Structures need to comply with ASCE 7-22 and are required to be designed for the seismic category per ascehazardtool.org. This will put Lake Havasu City in seismic design category D.*
- **1705.18.** In 3-or-more-story buildings or in buildings assigned to Risk Category III or IV, or Group R occupancies with an occupant load greater than 250, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems, and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2. *(Note: New requirement)*

2024 International Plumbing Code (IPC):

- **306.2.4 Tracer wire.** For plastic sewer piping, an insulated copper tracer wire or other *approved* conductor shall be installed adjacent to and over the full length of the piping. Access shall be provided to the tracer wire or the tracer wire shall terminate at the cleanout between the *building drain* and *building sewer*. The tracer wire size shall be not less than 14 American Wire Gauge and the insulation type shall be listed for direct burial. *(Note: New requirement)*
- **419.6 Soap dispenser.** Soap dispensers shall be provided for public lavatories. *(Note: New requirement)*
- **705.2.5 Push-fit joints.** Push-fit DWV fittings shall be listed and labeled to ASME A112.4.4 and shall be installed in accordance with the manufacturer's instructions. *(Note: New addition to the code to allow shark bite type fittings in the drainage system)*

2024 International Mechanical Code (IMC):

- **306.5 Equipment and appliances on roofs or elevated structures.**
 11. Top landing required. The ladder shall be provided with a clear and unobstructed landing on the exit side of the roof hatch, having a minimum space of 30 inches deep and being the same width as the hatch. *(Note: New Requirement)*

2023 National Electrical Code (NEC):

- **406.12 Tamper-resistant receptacles.** All 15- and 20-ampere, 125- and 250-volt non-locking-type receptacles in the following locations shall be listed tamper-resistant receptacles.
 - (1) All dwelling units, boathouses, mobile homes and manufactured homes, including their attached and detached garages, accessory buildings, and common areas

- (2) Guest rooms and guest suites of hotels, motels, and their common areas
 - (3) Child care facilities
 - (4) Preschools and education facilities
 - (5) Within clinics, medical and dental offices, and outpatient facilities, the following spaces:
 - a. Business offices accessible to the general public
 - b. Lobbies, and waiting spaces
 - c. Spaces of nursing homes and limited care facilities covered in 517.10(B)(2)
 - (6) Places of awaiting transportation, gymnasiums, skating rinks, fitness centers, and auditoriums
 - (7) Dormitory units
 - (8) Residential care/assisted living facilities, social and substance abuse rehabilitation facilities, and group homes
 - (9) Foster care facilities, nursing homes, and psychiatric hospitals
 - (10) Areas of agricultural buildings accessible to the general public and any common area
- (Note: List reformatted. Items 8 through 10 are new requirements for tamper-resistant receptacles.)*

- **690.13(A)(2) Enclosure Doors and Covers.** Where a disconnecting means for circuits operating above 30 volts is readily accessible to unqualified persons, an enclosure door or hinged cover that exposes energized parts when open shall have its door or cover locked or require a tool to be opened. *(Note: New requirement)*

The changes between the current codes and the proposed codes are very minor. If you are using a registrant not located in Lake Havasu City, please forward this information to them. Copies of Lake Havasu City amendments to the codes can be obtained at the Development Services Department front counter or Lake Havasu City's website. (www.lhcaz.gov)

For the Code implementation process, please see Lake Havasu City's *2024 Building Code Implementation Standards*. This document is available at the Development Services Department front counter or Lake Havasu City's website. (www.lhcaz.gov)

If you have any questions or need additional information please contact me at (928) 854-0716.

Respectfully,

Steven Blake
LHC Building Official