

2021

International Building Code (IBC) Significant Changes

The State of Washington and local jurisdictions adopt/amend updated codes on a three year cycle. This is a highlight of the most significant changes from the 2018 to 2021 versions of the International Building Code that is pending adoption, this list should not be considered inclusive or complete.



The IBC applies to commercial, mixed use and multi-family uses related construction and their accessory structures. For alterations, additions and moved structures see the International Existing Building Code (IEBC) in combination with the IBC.

1. As long as it conforms with the fire code, the storage and distilling of alcohol does not need to be classified as an H occupancy..
2. Puzzle rooms (escape rooms) shall be provided with egress pursuant to current code standards.
3. Electrical vehicle infrastructure is typically required for new buildings.
4. Occupied roofs do not need to be factored in for building area, number of stories and height so long as elements or structures enclosing the roof do not exceed forty-eight inches.
5. Wood framed stairs can penetrate horizontal separations from a wood building into a concrete podium structure when certain conditions are met.
6. Separation of Energy Storage Systems to occupants and at the exterior walls may be required to address thermal runaway concerns and damage from external vehicles.
7. The required lighting for stairs and landings has increased from 1 to 10-foot candles.
8. Accessible components pertaining to wheelchairs have increased in size.
9. Screening is to be provided to obstruct the view into public restrooms.
10. New parapet regulations may be applicable to structures with aggregate roofs.
11. Firestop special inspections are now required in residential occupancies when the occupant load is greater than 250.
12. Shipping container provisions are now in the code when used as a building or structure.

References:

International Code Council ICC - [International Code Council - ICC \(iccsafe.org\)](http://iccsafe.org)

State Building Code Council - [About SBCC | SBCC \(wa.gov\)](http://wa.gov)



More information to come once My Building Permit has completed their detail pages.



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