

# Georgia State Code Advisory Committee

## 2024 International Residential Code Task Force

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# Significant Changes to the 2024 IRC



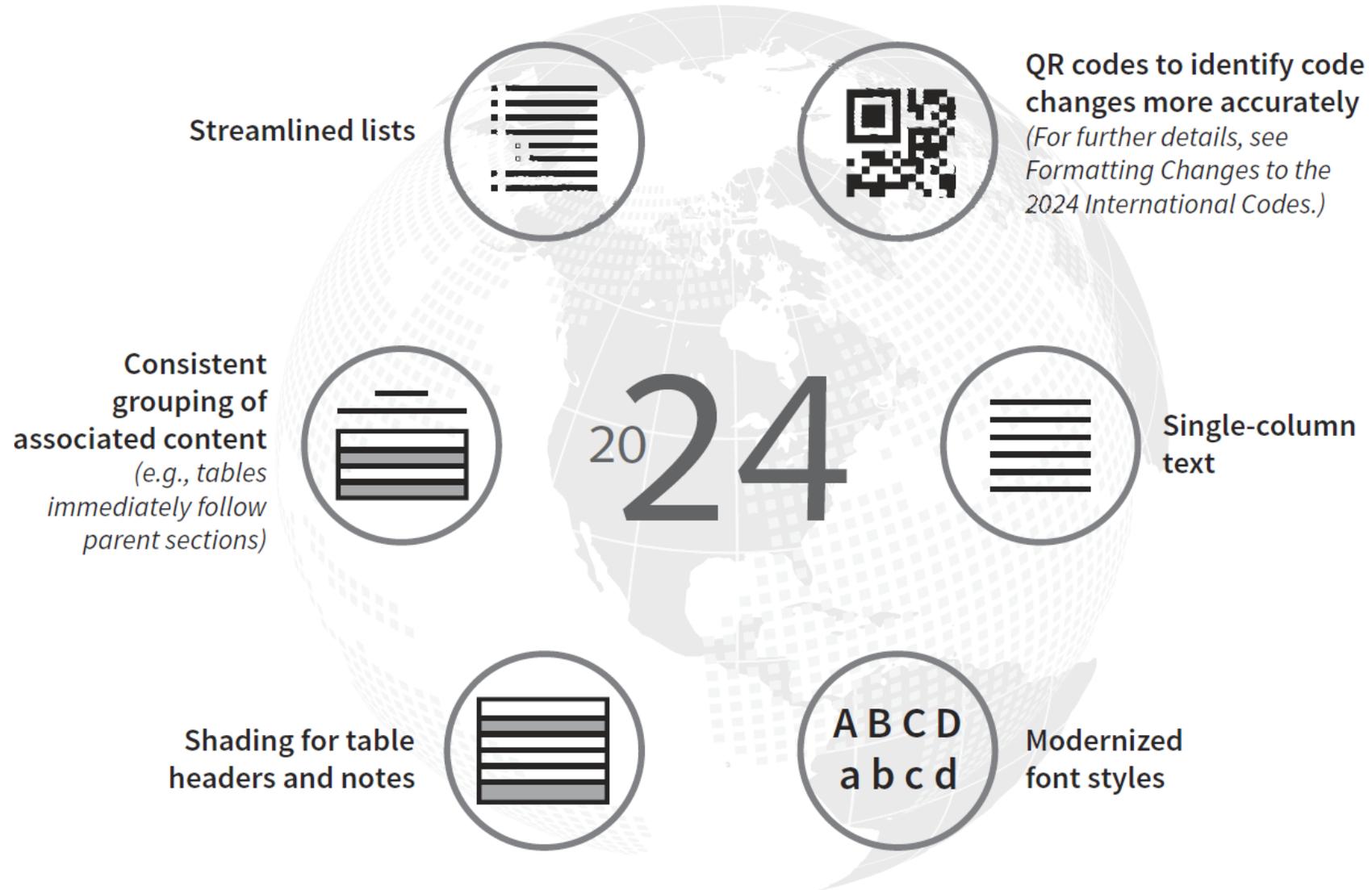
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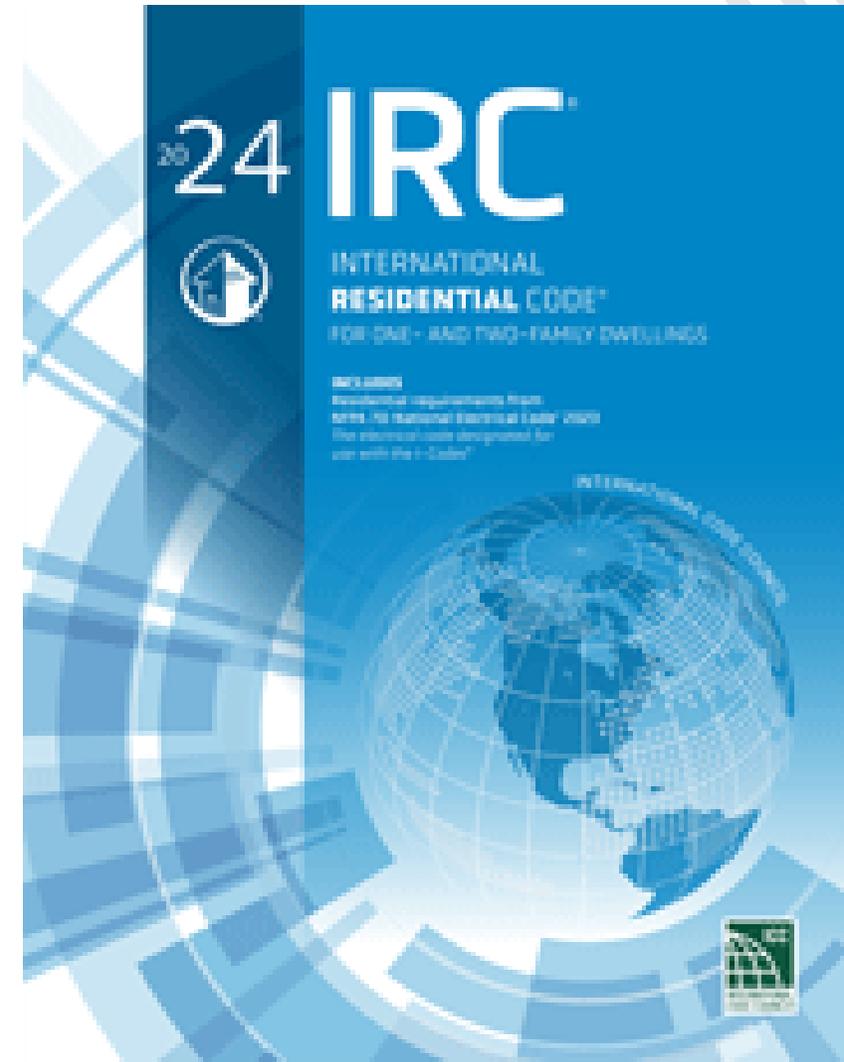
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# Format Changes to the I-Codes

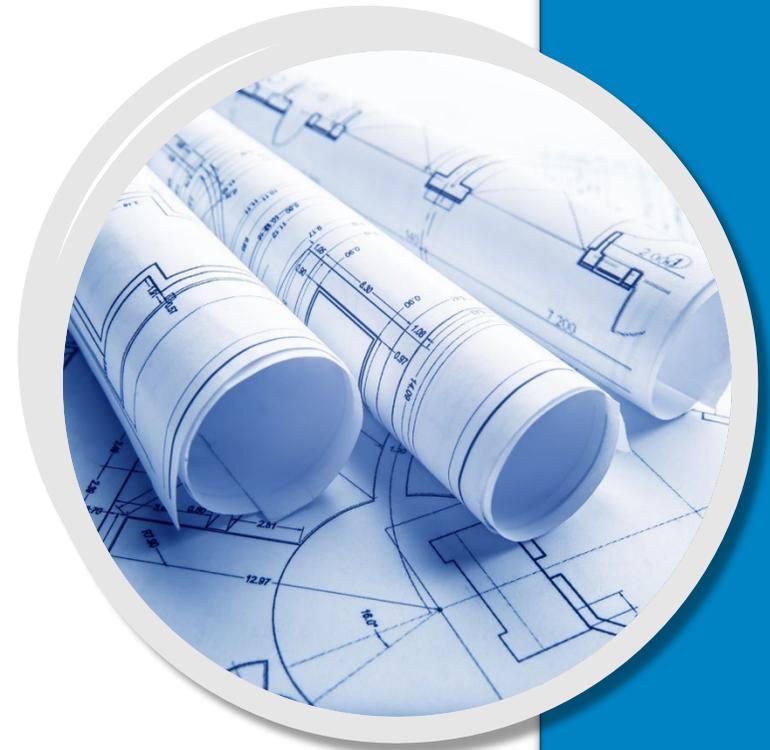


- Chapter 1 - Administration
- Chapter 3 – Structural, Fire and Life Safety requirements
- Chapters 4-9 – Foundation, Floor, Wall and Roof requirements
- Chapters 12-23 – Mechanical requirements
- Appendices



# Chapter 1

## Administration



# R104 Duties and Powers of the Building Official

- Section reorganized
- Alternative materials expanded and clarified
- Equivalency criteria added

# R104 Duties and Powers of the Building Official

R104.1 General.

R104.2 Determination of compliance.

R104.2.1 Listed compliance.

R104.2.2 Technical assistance.

R104.2.2.1 Cost.

R104.2.2.2 Preparer qualifications.

R104.2.2.3 Content.

104.2.2.4 R104.11.1 Tests.

104.2.3 R104.11 Alternative materials, design and methods of construction and equipment.

104.2.3.1 Approval authority.

104.2.3.2 Application and disposition.

104.2.3.3 Compliance with code intent.

104.2.3.4 Equivalency criteria.

104.2.3.5 Tests.

104.2.3.6 Reports.

104.2.3.7 Peer review.

104.2.4 R104.10 Modifications.

104.2.4.1 R104.10.1 Flood hazard areas.

R104.3 R104.2 Applications and permits.

R104.4 R104.6 Right of entry.

R104.4.1 Warrant.

R104.5 Identification.

R104.6 R104.3 Notices and orders.

R104.7 Official Department records.

R104.7.1 Approvals.

R104.7.2 Inspections.

R104.7.3 Code alternatives and modifications.

R104.7.4 Tests.

R104.7.5 Fees.

R104.8 Liability.

R104.8.1 Legal defense.

R104.9 Approved materials and equipment.

R104.9.1 Materials and equipment reuse.



# Section R111 Service Utilities

## **R111.1 Connection of service utilities.**

A person shall not make connections from a utility, a source of energy, fuel, ~~or power~~, or water system or sewer system to any building or system that is regulated by this code for which a permit is required, until approved by the building official.

## **R111.2 Temporary connection.**

The building official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, ~~or power~~, or the water system or sewer system for the purpose of testing systems for use under a temporary approval.

# Chapter 3 Building Planning

- Structural
- Fire
- Life Safety
- Accessibility



# Chapter 3 Reorganization

- Structural (R301-307)
- Fire (R308 -311)
- Rooms and spaces (R312-316)
- Means of egress (R317-R319)
- Accessibility/Elevators (R320-R321)
- MEP (R322-R326)
- Energy (R327-R330)



# Intermodal Shipping Containers

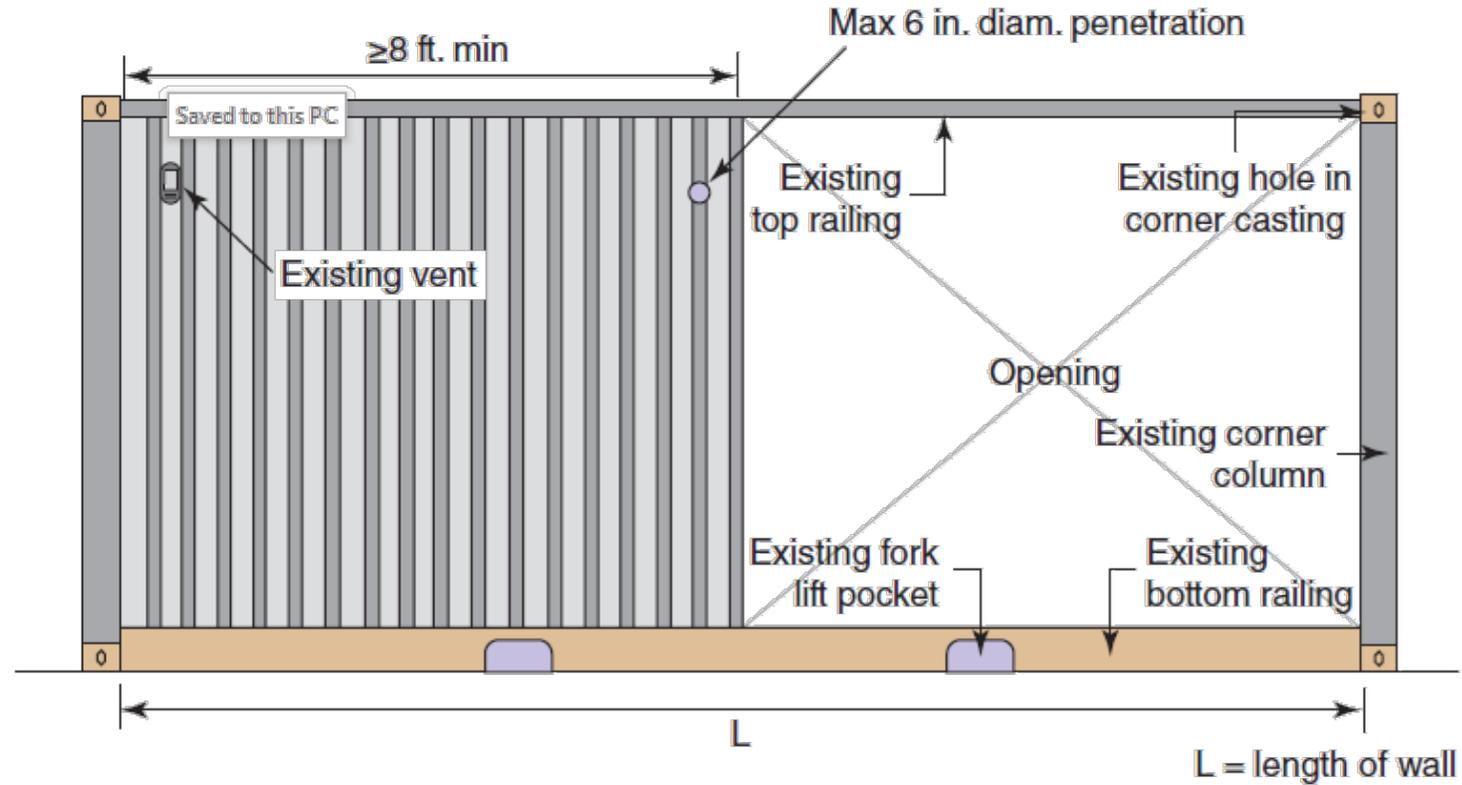
- Provisions for construction with intermodal shipping containers added by referencing IBC Section 3315 and ICC G5 – *Guideline for the Safe Use of ISO Shipping Containers Repurposed as Buildings and Building Components*



§R301.1.4



# Intermodal Shipping Containers

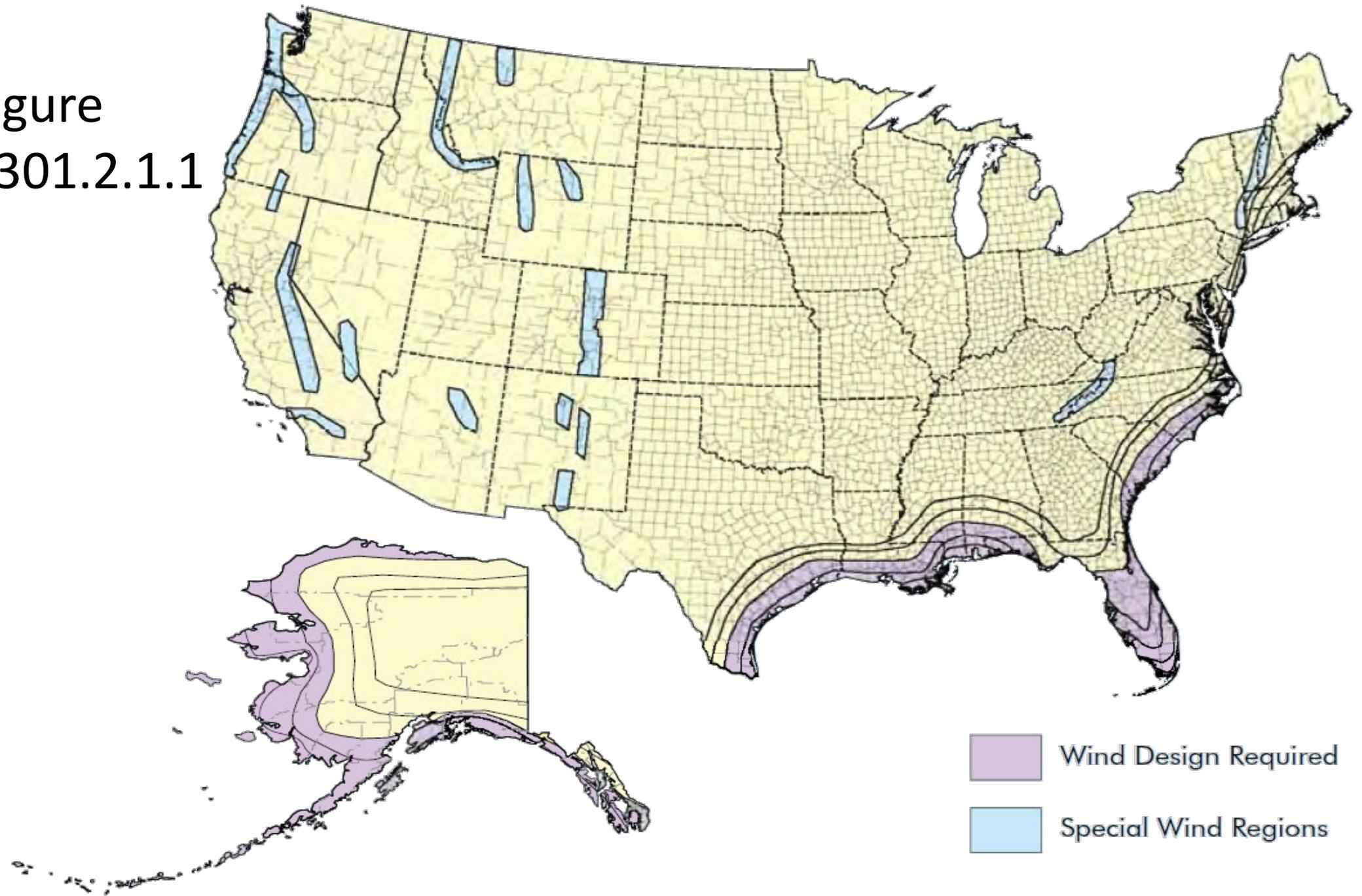


§R301.1.4

Maximum penetration size in shipping containers used for bracing.

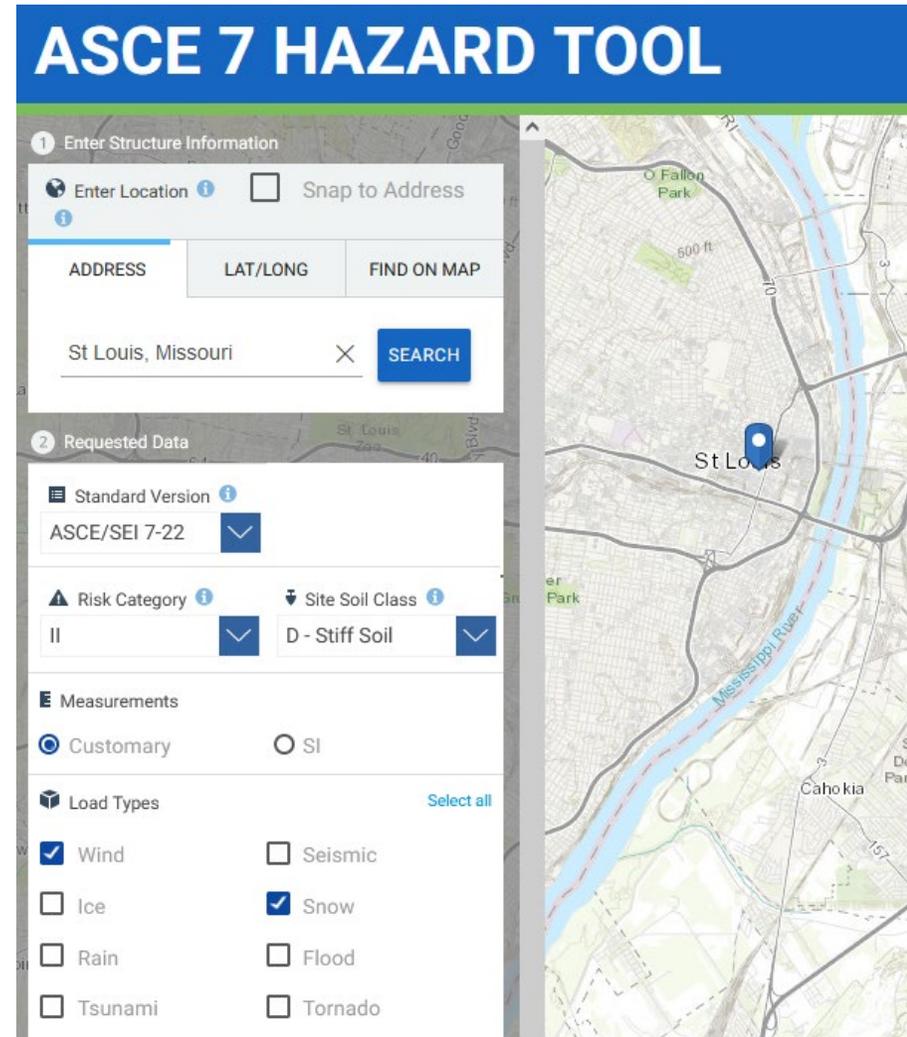


Figure  
R301.2.1.1



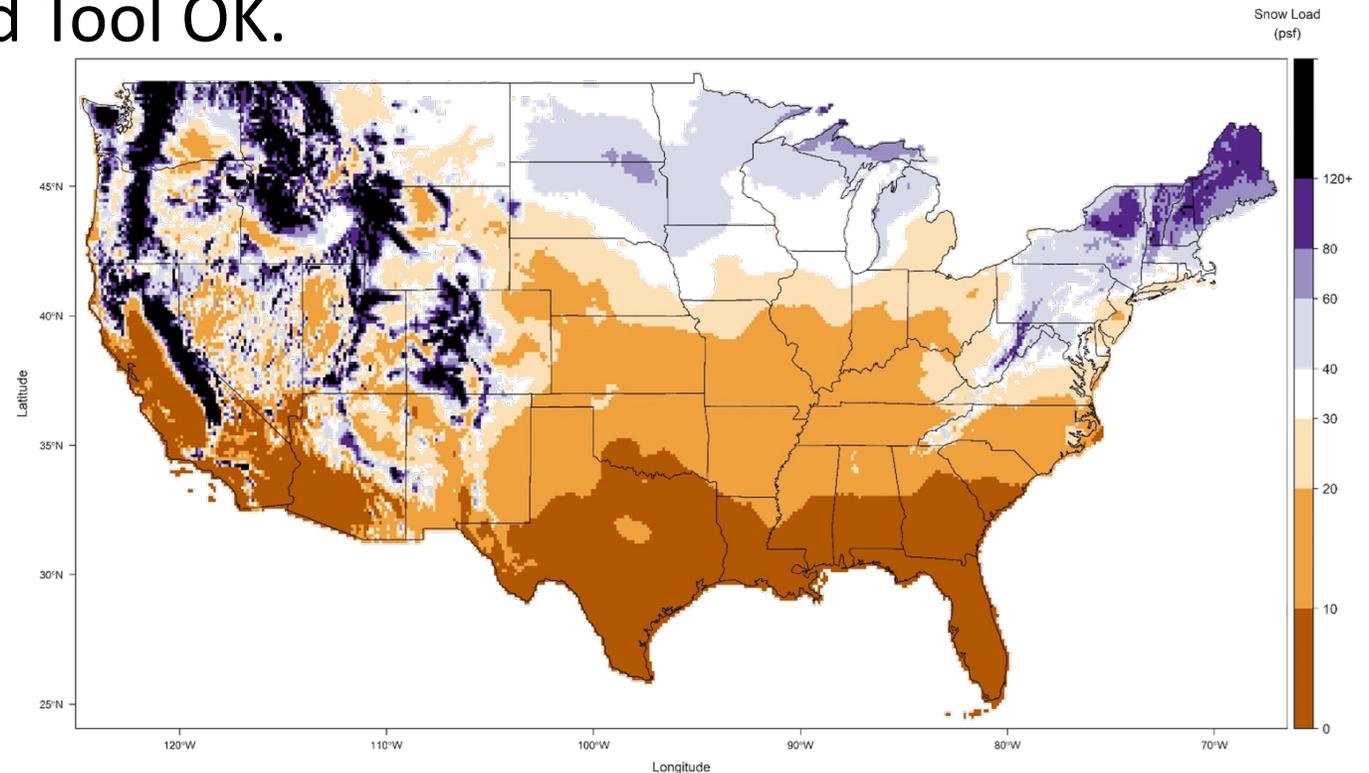
# R301.2.1.1 Wind Speeds

- Wind speed can be found in the ASCE 7 Hazard Tool or approved equivalent.
- [asce7hazardtool.online](https://www.asce7hazardtool.com)



# R301.2.3 Snow Loads

- The snow load map is updated to show snow loads across the continental United States with fewer case study areas.
- Use of ASCE 7 Hazard Tool OK.



# R302.1 Exterior Walls

- For Fire Separation Distance, dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them.
- FSD and requirements of Section R302.1 do not apply to walls separating townhouse units (party walls).



# R302.2 Shared Accessory Rooms

- These accessory rooms must be separated from both dwelling units
- Intended for laundry, storage spaces and similar spaces

| SEPARATION                                                                                  | MATERIAL                                                                                                                                      |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| From the dwelling units and attics                                                          | <ul style="list-style-type: none"><li>• <math>\geq</math> 1/2-inch gypsum board or equivalent</li><li>• On accessory room wall side</li></ul> |
| From habitable rooms above or below the accessory room                                      | $\geq$ 5/8-inch Type X gypsum board or equivalent                                                                                             |
| Structures supporting floor/ceiling assemblies used for separation required by this section | $\geq$ 1/2-inch gypsum board or equivalent                                                                                                    |

# R306.2 Flood Elevation Requirements

- Detached garage and accessory structure floor elevation requirements added
- Either:
  - At or above DFE or BFE + 1 ft
  - Below DFE and only used for parking or storage with additional requirements



# R306.3 Flood Elevation Requirements

- Stem walls in Coastal A zones measure the bottom of the lowest horizontal structural member at the top of the foundation wall



# R315 Sleeping Lofts

## SLEEPING LOFT.

- A space on an intermediate level or levels between the floor and ceiling of a story, open on one or more sides to the room in which the space is located, and in accordance with Section R326.
  - Maximum area requirements added for sleeping lofts along with a definition
  - Considered portion of story below



FIGURE 2: Sleeping loft in a bedroom, with code-compliant guard

# R315 Sleeping Lofts

- Qualify as sleeping loft if:
  - Area < 70 ft<sup>2</sup>
  - Ceiling height for < one-half of floor area > 7 ft tall
  - Ceiling height min. 3 ft tall
  - Floor area limited to areas with 3 ft tall ceiling height
  - Permanent means of egress
  - Floor below min. 7 ft ceiling height



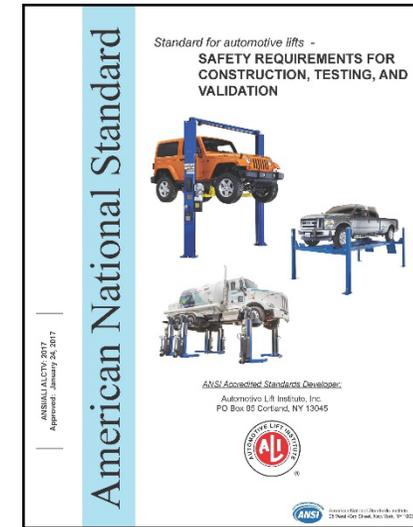
# R315 Exception: Small Sleeping Lofts

- Need not comply with Section **R315** if all are true:
  - Max depth < 3 feet
  - Floor area < 35 square feet
  - Not provided with a permanent means of egress

# R317.6, R317.7 EV Charging and Lifts

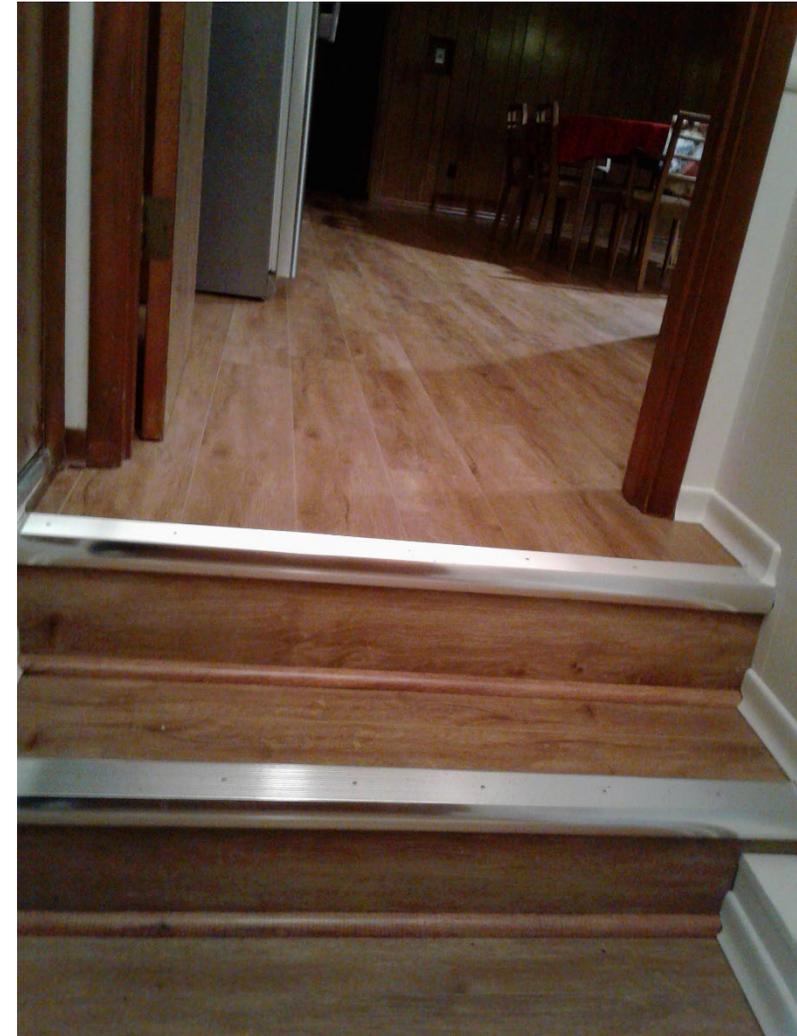
## Where Provided:

- EV charging stations must be installed per NEC, listed and labeled per UL 2202 with supply equipment listed and labeled per UL 2594
- Automotive lifts must be listed and labeled per ALI ALCTV



# R318.7.6 Stair Landings

- Stair landings have all exceptions grouped into one section
  - Top landings may be on the opposite side of a door
  - Landings may be up to  $7\frac{3}{4}$  inches below the threshold
  - No top landing required with not more than 2 risers.
  - Exterior stairs may have min. landing width of 36 inches with less than 4 risers



# R322.3 Care Facility Accessibility

**R322.1 Dwelling units or sleeping units.**

**R322.2 Live/work units.**

**R322.3 Care facilities.**

- Where permitted
- May use IRC for design
- Must be accessible per Chapter 11 of the *International Building Code* in the care facility portion of the building.



# R323 Elevators and Hoistways

- Hoistways added to elevator and platform lift section
- Private residence elevators to conform to ASME A17.1/CSA B44, Section 5.3
- Hoistway enclosures and opening protection to meet ASME A17.1 Sections 5.3.1.1 and 5.3.1.8



# R330.4 Storage areas for ESS

- ESS may be stored in basements and utility spaces if specific requirements are met to protect building occupants

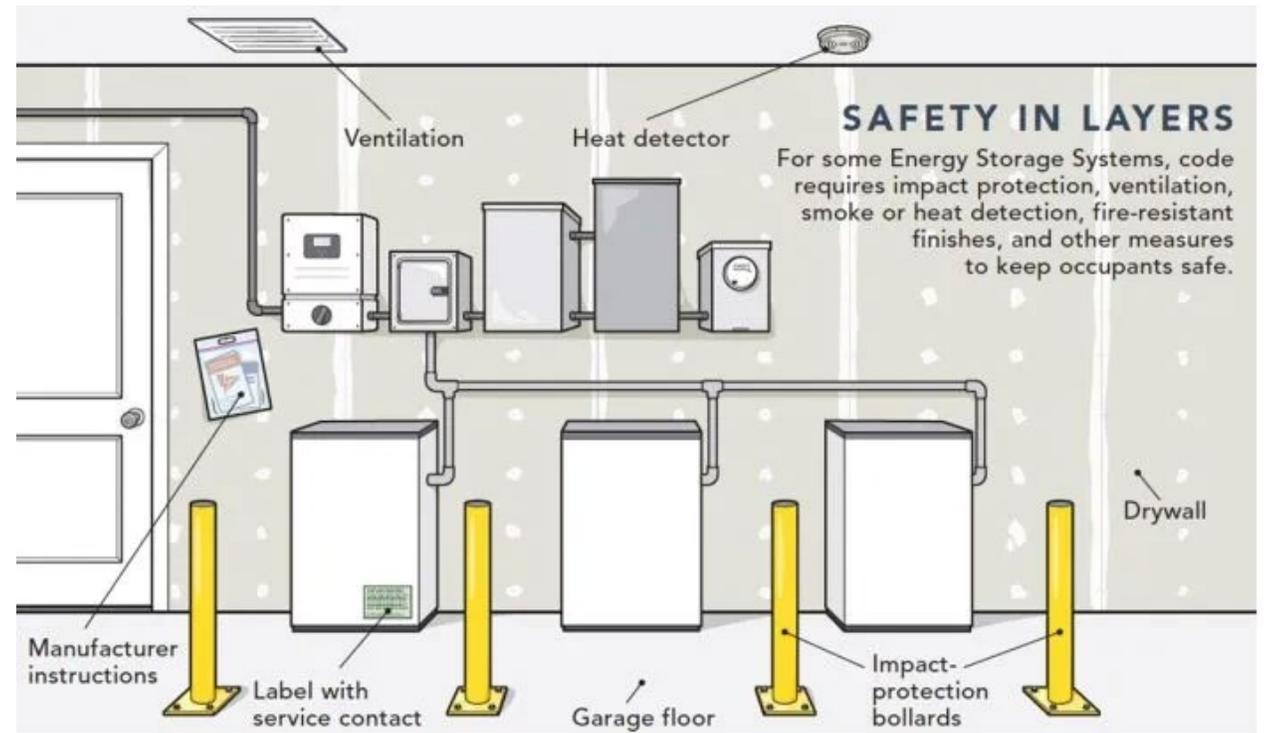


Image courtesy of Fine Homebuilding/Kate Francis

# R330.8 Impact Protection

- ESS must be protected in garages from impact by cars and trucks

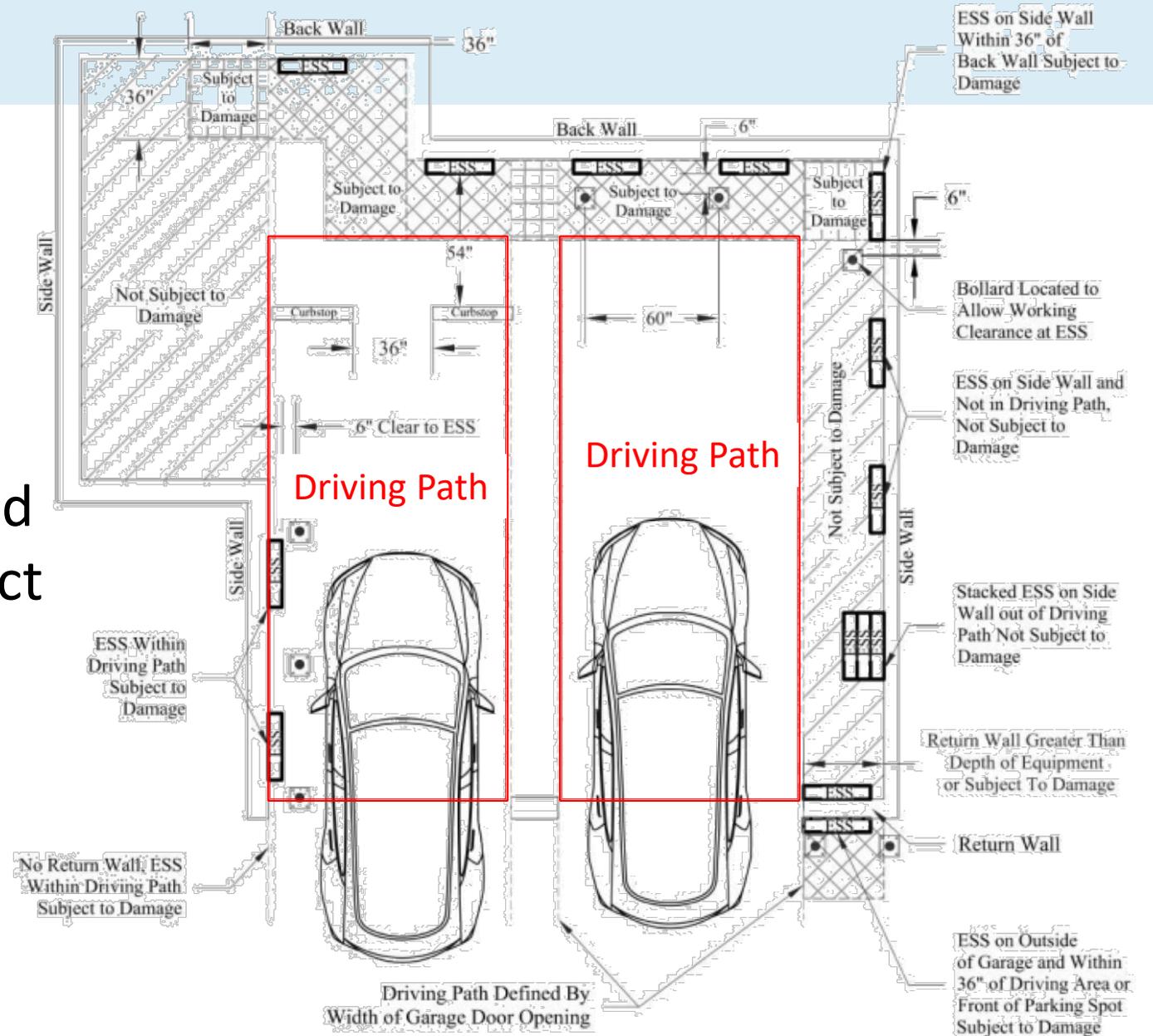
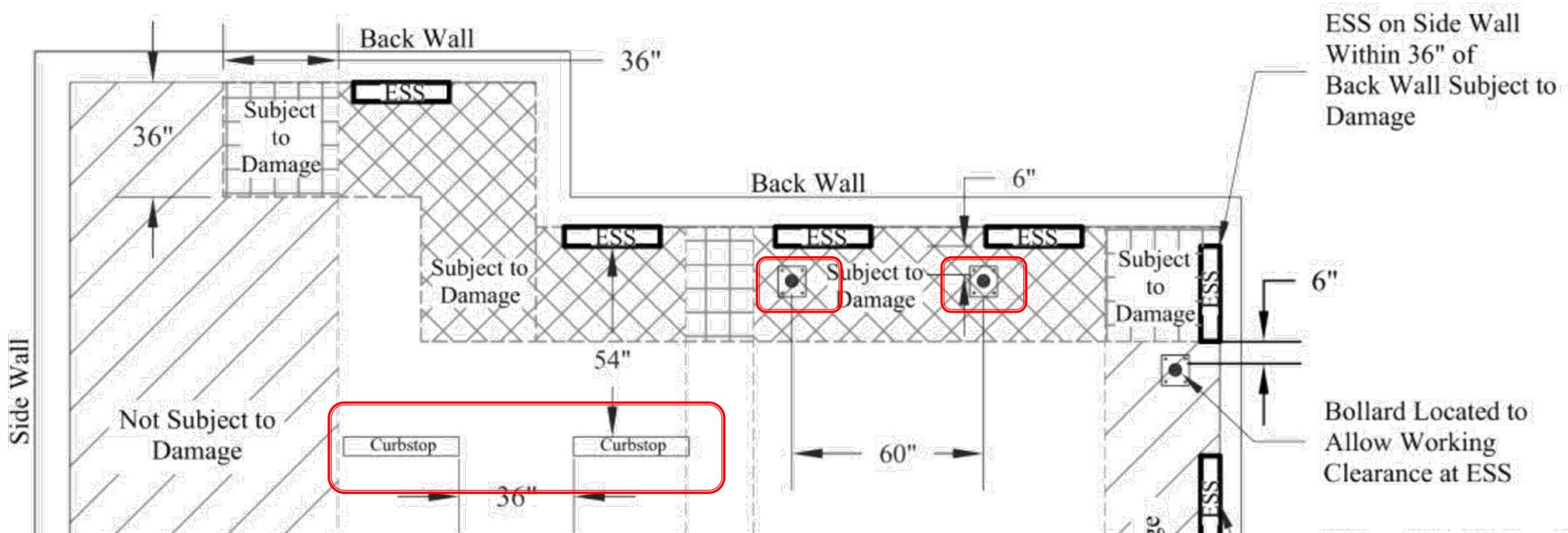


FIGURE R328.8.1 ESS VEHICLE IMPACT PROTECTION

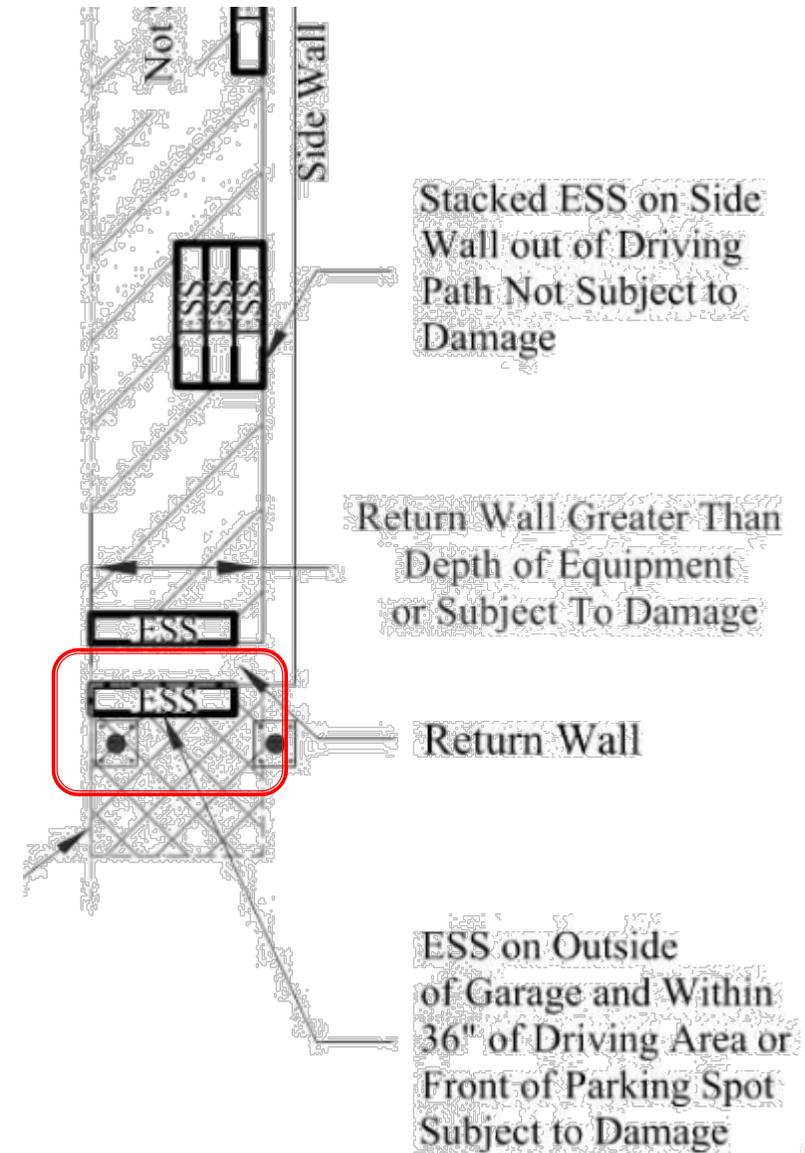
# R330.8 Impact Protection

- Back wall minimum clearances



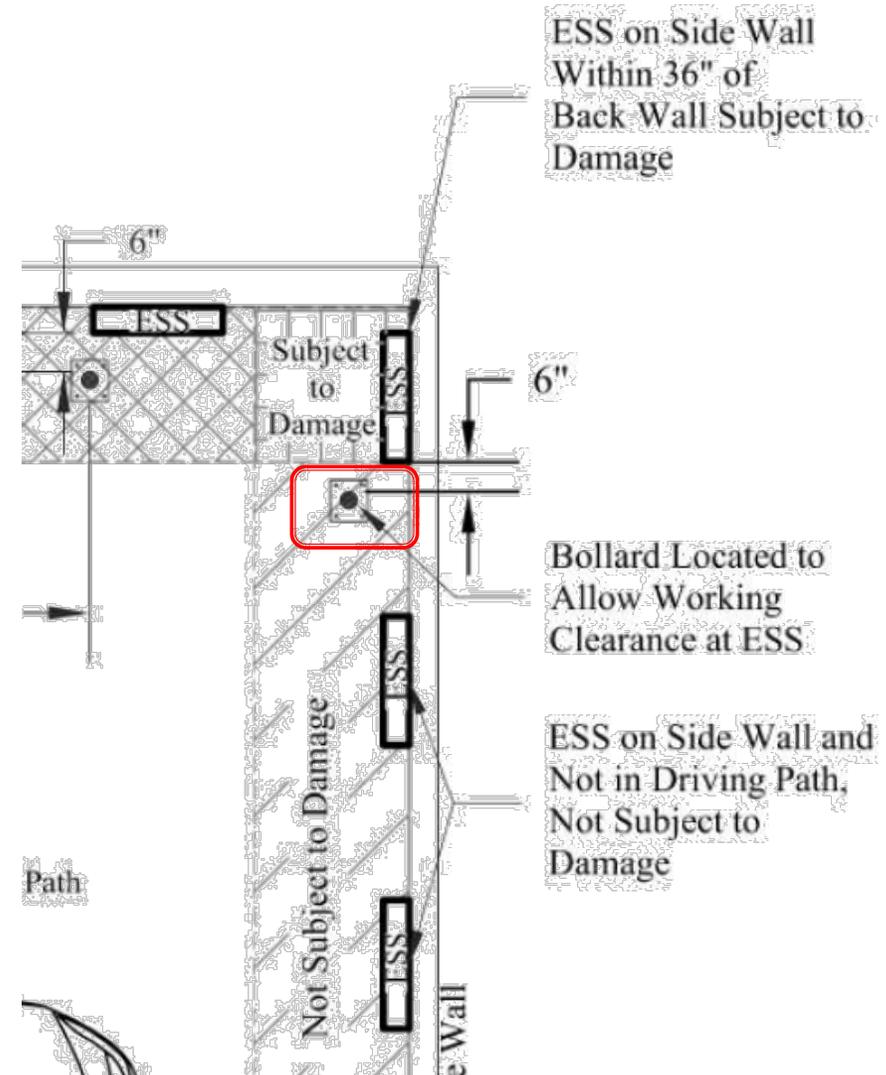
# R330.8 Impact Protection

- Side wall minimum clearances



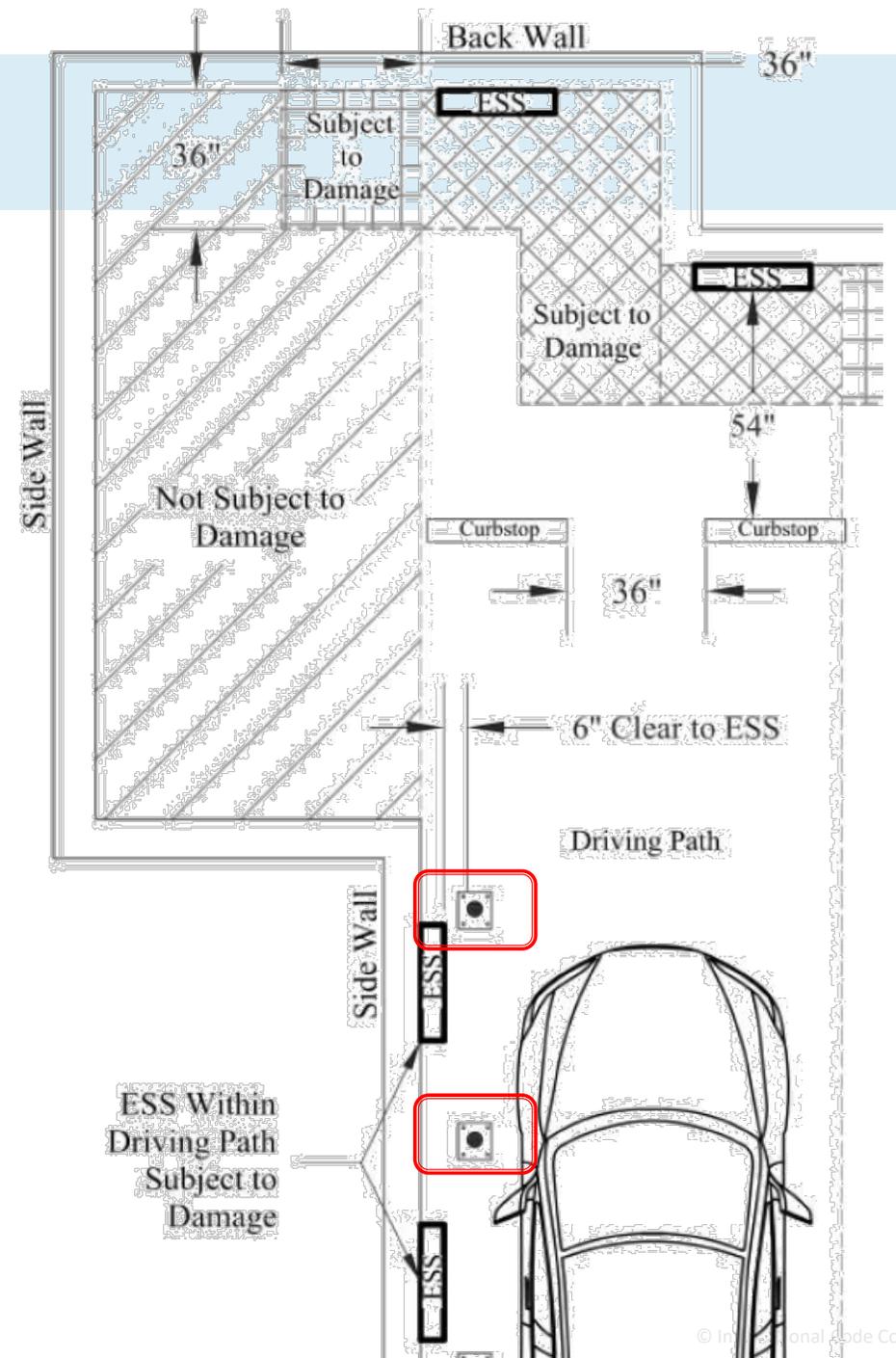
# R330.8 Impact Protection

- Side wall minimum clearances



# R330.8 Impact Protection

- Side walls with bump-outs



# Chapters 4-9

Foundations, Floors, Walls and Roofs



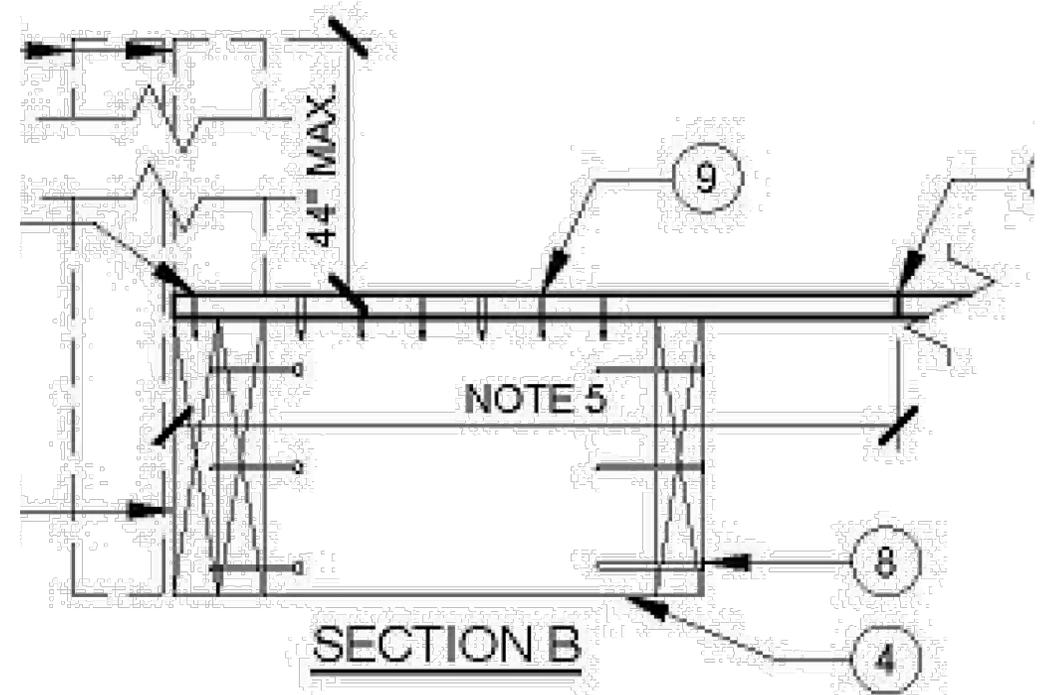
# Figure R403.1(1) Foundation Anchorage

- Adds requirement for a concrete slab in a basement or crawl space when walls retain more than 4 feet of backfill.



# R502.11 Roll Bracing – Floor Trusses

- Details for bracing a floor when attaching a guard are added
  - Blocking for joists perpendicular to the floor edge
  - Blocking for joists parallel to the floor edge
  - Blocking added between floor joists



# R502.11 Floor framing supporting guards

The framing at the open edge of a floor supporting a required guard assembly shall be constructed in accordance with Sections R502.11.1 or R502.11.2 for guard assemblies not exceeding 44 inches in height or shall be designed in accordance with accepted engineering practice to support the guard assembly. Where trusses and I-joists are used as edge framing members supporting guards, the effects of the guard loads shall be specifically considered in the design of the edge member.

# R502.11.1 Conventional edge framing

Where a roll brace is aligned with each guard post, the framing at the edge of the floor shall consist of a solid or built-up member of lumber, structural glued laminated timber, or structural composite lumber having a minimum net width of 3 inches and a minimum net depth of 9¼ inches and shall be braced to resist rotation by roll bracing as described in Section R502.11.3.

## R502.11.2 Timber edge framing

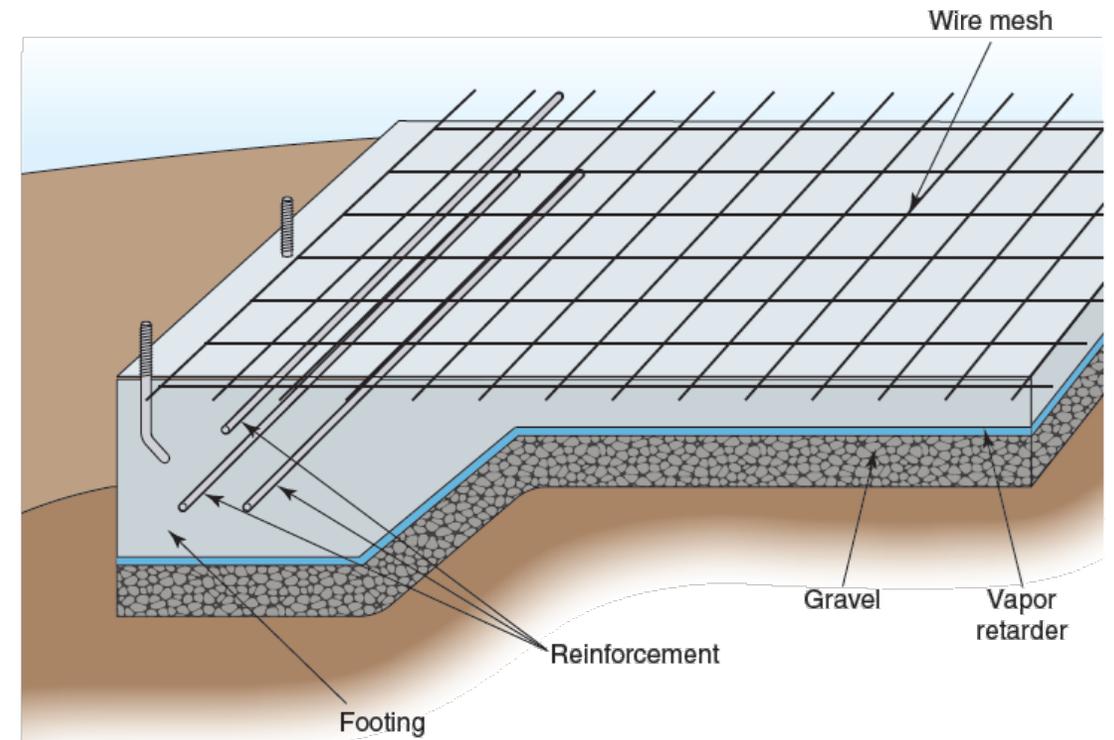
Where a roll brace is not aligned with each guard post, the framing at the edge of the floor shall consist of a minimum 6 x 10 sawn timber or a minimum 5⅛ inch x 9¼ inch structural glued laminated timber and shall be braced to resist rotation by roll bracing as described in Section R502.11.3 at intervals of 48 inches or less.

## R502.11.3 Roll bracing

Each roll brace shall be a joist or blocking matching the depth of the edge member and extending perpendicular to the edge member a minimum of 16 inches from the edge. Blocking shall have end connections with a minimum of six (6) – 16d common nails. Floor sheathing shall be continuous for a minimum of 24 inches from the edge and shall be fastened to each roll brace with a minimum of twelve (12) – 10d common nails and shall be fastened to the edge member with a minimum of twelve (12) – 10d common nails within 12 inches of the roll brace.

# R506.2.3 Vapor Retarder

- The minimum thickness of vapor retarders is changed back to 6 mil



# R507.5 Deck Beams

| Joists                    | Joist Span             | Joist Span Length & Joist Cantilever Length <sup>a, i</sup> (feet & feet) |                    |                   |                   |                     |
|---------------------------|------------------------|---------------------------------------------------------------------------|--------------------|-------------------|-------------------|---------------------|
|                           | <u>6</u>               | <u>6 &amp; 0</u>                                                          | <u>6 &amp; 1.5</u> |                   |                   |                     |
|                           | <u>8</u>               |                                                                           | <u>8 &amp; 0</u>   | <u>8 &amp; 1</u>  | <u>8 &amp; 2</u>  |                     |
|                           | <u>10</u>              |                                                                           |                    | <u>10 &amp; 0</u> | <u>10 &amp; 1</u> | <u>10 &amp; 2.5</u> |
|                           | <u>12</u>              |                                                                           |                    |                   | <u>12 &amp; 0</u> | <u>12 &amp; 1</u>   |
|                           | <u>14</u>              |                                                                           |                    |                   |                   | <u>14 &amp; 0</u>   |
|                           | <u>16</u>              |                                                                           |                    |                   |                   |                     |
|                           | <u>18</u>              |                                                                           |                    |                   |                   |                     |
| Beam Species <sup>d</sup> | Beam Size <sup>e</sup> | Maximum Deck Beam Span Length <sup>a, b, f</sup> (feet-inches)            |                    |                   |                   |                     |
| Southern pine             | 1 – 2 × 6              | <u>4-10</u>                                                               | 4-7                | <u>4-3</u>        | 4-0               | 3-7                 |
|                           | 1 – 2 × 8              | <u>6-4</u>                                                                | 5-11               | <u>5-6</u>        | 5-1               | 4-7                 |
|                           | 1 – 2 × 10             | <u>7-6</u>                                                                | 7-0                | <u>6-6</u>        | 6-0               | 5-5                 |
|                           | 1 – 2 × 12             | <u>8-8</u>                                                                | 8-3                | <u>7-8</u>        | 7-1               | 6-4                 |
|                           | 2 – 2 × 6              | <u>7-4</u>                                                                | 6-11               | <u>6-5</u>        | 5-11              | 5-4                 |
|                           | 2 – 2 × 8              | <u>9-4</u>                                                                | 8-9                | <u>8-2</u>        | 7-7               | 6-9                 |
|                           | 2 – 2 × 10             | <u>11-0</u>                                                               | 10-4               | <u>9-8</u>        | 9-0               | 8-0                 |
|                           | 2 – 2 × 12             | <u>13-0</u>                                                               | 12-2               | <u>11-4</u>       | 10-7              | 9-5                 |
|                           | 3 – 2 × 6              | <u>9-0</u>                                                                | 8-6                | <u>7-11</u>       | 7-5               | 6-8                 |
|                           | 3 – 2 × 8              | <u>11-7</u>                                                               | 10-11              | <u>10-3</u>       | 9-6               | 8-6                 |
|                           | 3 – 2 × 10             | <u>13-11</u>                                                              | 13-0               | <u>12-1</u>       | 11-2              | 10-0                |
|                           | 3 – 2 × 12             | <u>16-3</u>                                                               | 15-3               | <u>14-3</u>       | 13-3              | 11-10               |

# R507.5.1 Deck Beam Bearing

Beams and individual beam plies of built-up beams shall be continuous between bearing locations and continuous across bearing locations supporting beam cantilevers. Beams shall be permitted to cantilever beyond bearing locations up to one fourth of the actual beam span. The ends of beams shall have not less than 1½-inches of bearing length on wood or metal and not less than 3 inches of bearing length on concrete or masonry for the entire width of the beam. ~~Where multiple span beams bear on intermediate posts, each ply must have full bearing on the post in accordance with Figures R507.5.1(1) and R507.5.1(2).~~

# R507.9.1 Deck Ledger Flashing and WRBs

- When ledgers attach to existing walls without water-resistant barriers, a water-resistant barrier is installed behind the ledger and ledger flashing.



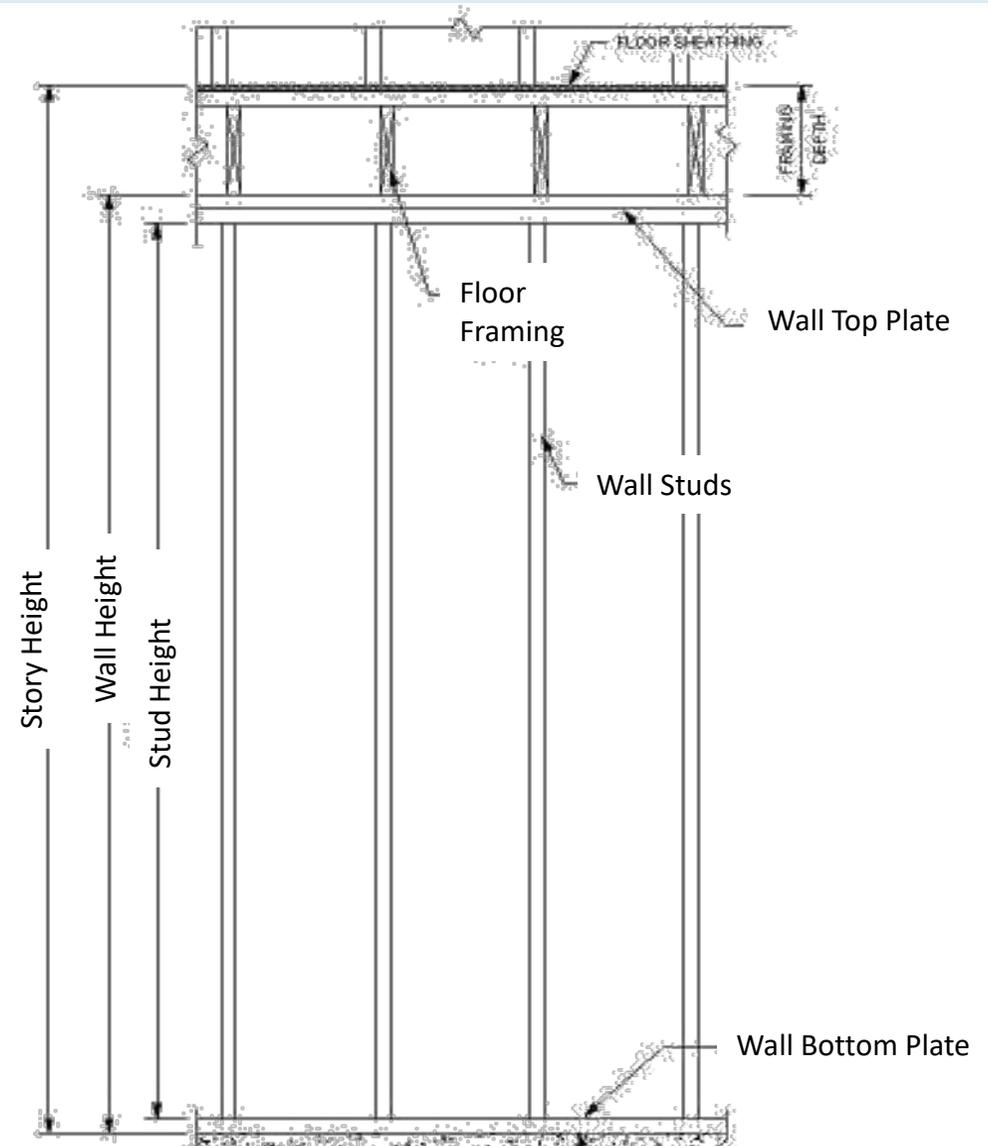
# Table R602.3(1) Roof Sheathing Fastener Schedule

- Fastener spacing applies where roof framing  $SG \geq 0.42$ .
- Where roof framing  $\leq 0.42$   $SG \leq 0.35$ , fastening of roof sheathing shall be with RSRS-03 ( $2\frac{1}{2}'' \times 0.131'' \times 0.281''$  head) nails.



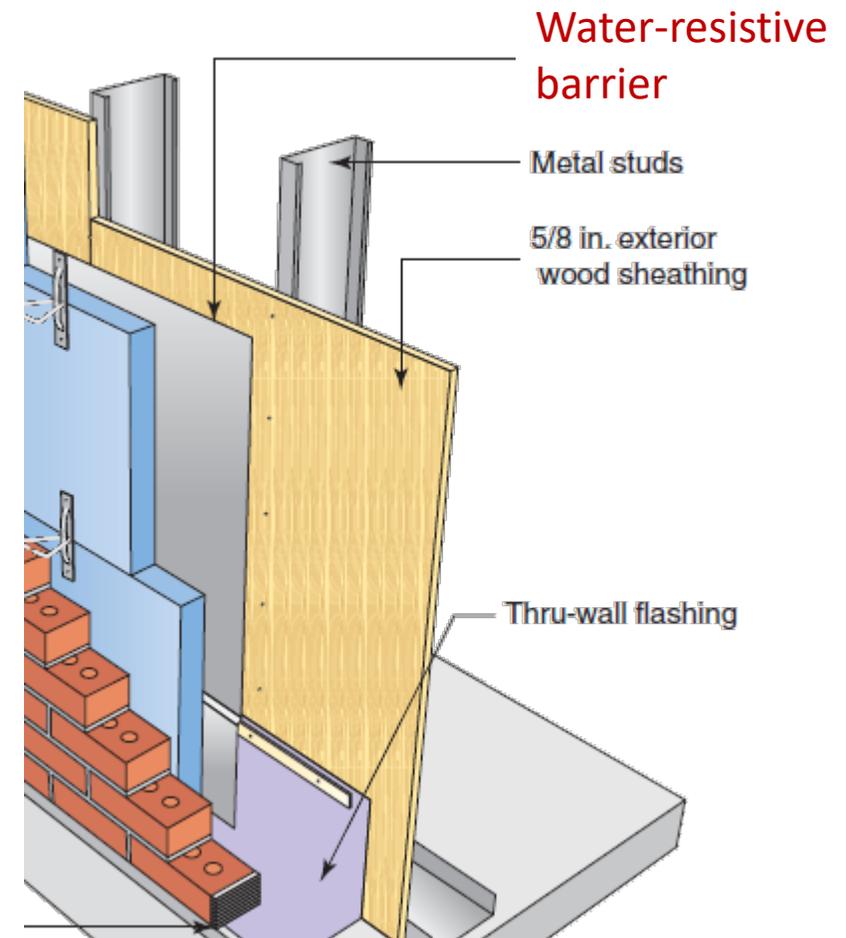
# R602.10.3.1 Wall Height

- Wall height shall be the vertical distance from the lower edge of the bottom plate to the upper edge of the upper top plate



# R703.2 Water-resistive Barrier

- Provide a continuous WRB behind the exterior wall veneer and **deck ledgers**

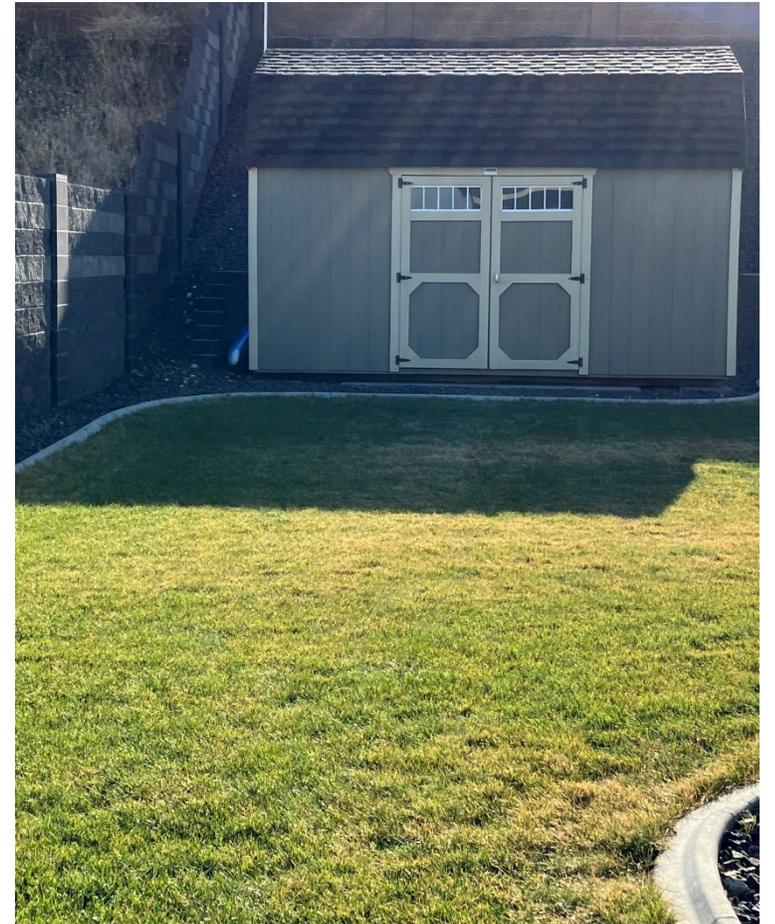


# R703.2 Water-resistive Barrier, Exception

## Exception:

WRB not required in unconditioned detached tool sheds, storage sheds, playhouses, and other similar accessory structures if:

1. Exterior wall covering is limited to siding that is attached direct to studs.
2. Exterior walls are uninsulated.
3. Interior side of exterior walls has no wall covering or wall finishes.

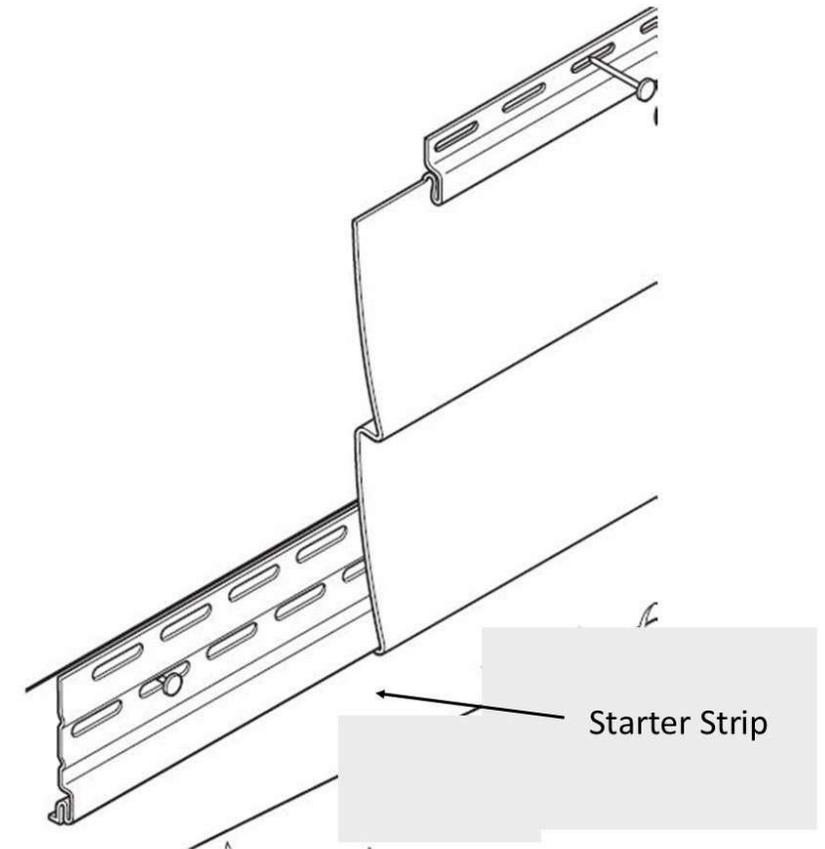


## R703.3.5 Siding clearance at wall and surfaces

Unless otherwise specified by the cladding manufacturer or this code, polypropylene, insulated vinyl, and vinyl claddings shall have clearance of at least 6 inches from the ground and at least ½-inch from other adjacent surfaces (decks, roofs, slabs).

# R703.11.1 Vinyl Side Starter Strip

The first course of horizontal siding shall be secured using a starter strip as specified in the manufacturer's installation instructions. See Figure R703.1.1 (1). Where the first course of siding has to be cut or trimmed, the bottom edge shall be secured with utility trim and snap locks as specified by the manufacturer's installation instructions.



# R704.4.1 Aluminum Fascia

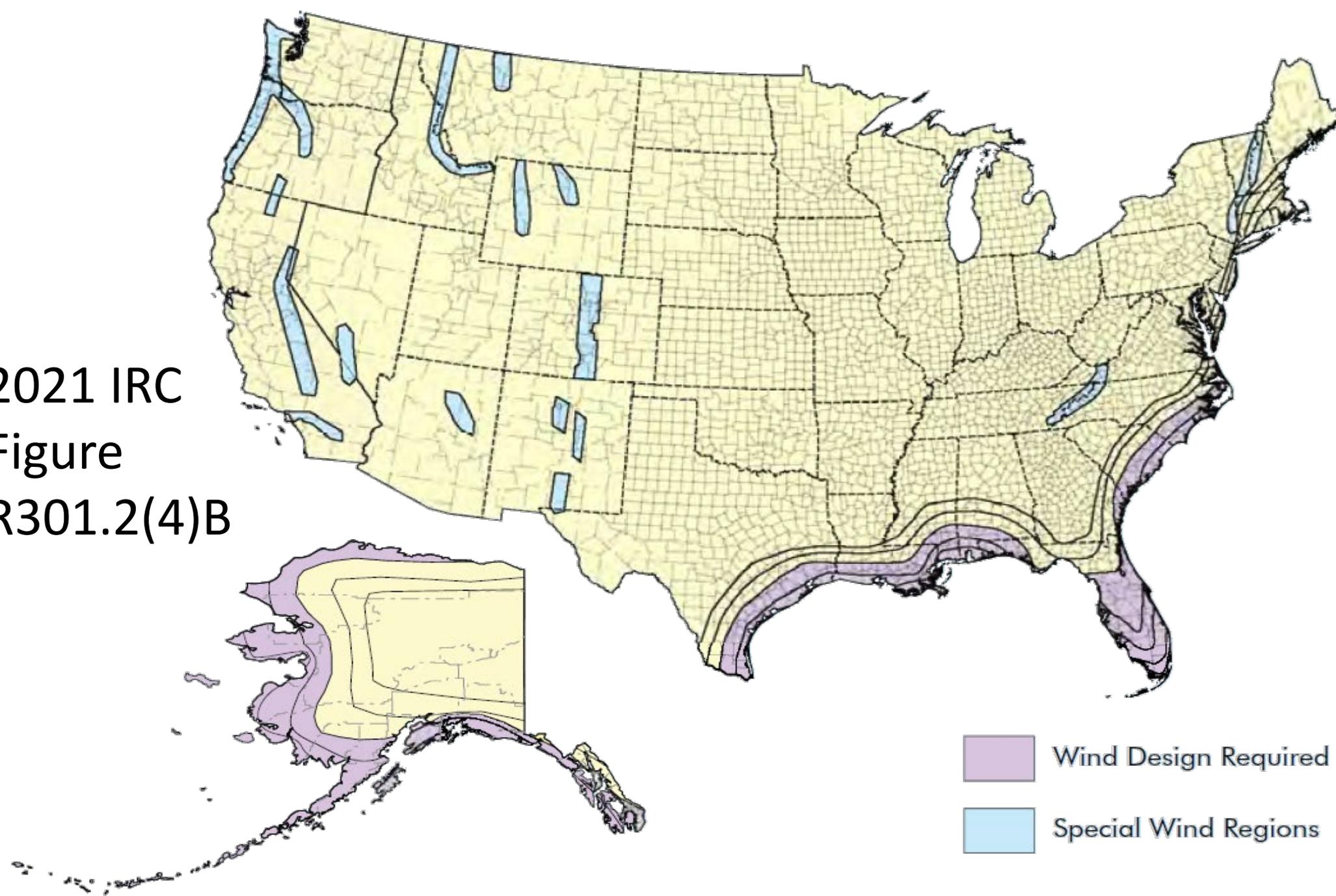
## **Fascia with wind pressure $\leq 30$ psf**

Where the design wind pressure is 30 pounds per square foot or less, aluminum fascia shall be attached with one finish nail (1 ¼ x 0.057 x 0.177 head diameter) in the return leg spaced a maximum of 24 inches on center, and the fascia shall be inserted under the drip edge with at least 1 inch of fascia material covered by the drip edge. Where the fascia can not be inserted under the drip edge, the top edge of the fascia shall be secured using one finish nail (1¼ x 0.057 x 0.177 head diameter) located not more than 1 inch below the drip edge and spaced a maximum of 24 inches on center.

# Roof Coverings 905.1.1 Underlayment

- Table R905.1.1(2) Underlayment Application
- All Requirements in one Table
- Clear easy to understand language.

2021 IRC  
Figure  
R301.2(4)B



# Roof Coverings 905.1.1 Underlayment

## AREAS WHERE WIND DESIGN IS NOT REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1

- Underlayment shall be one of the following:
  1. For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a strip of underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full-width sheets of underlayment, overlapping successive sheets half the width of a full sheet plus 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
  2. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
- A single layer of self-adhering polymer modified bitumen underlayment complying with ASTM D1970, installed in accordance with the underlayment and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure of the roof covering.

# Roof Coverings 905.1.1 Underlayment

## **AREAS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2.1.1**

Underlayment shall be one of the following:

1. Two layers of mechanically fastened underlayment applied in the following manner: Apply a strip of underlayment that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full-width sheets of underlayment, overlapping successive sheets half the width of a full sheet plus 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.
2. A minimum 4-inch-wide strip of self-adhering polymer modified bitumen underlayment complying with ASTM D1970, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with Table R905.1.1(1) for the applicable roof covering shall be applied over the entire roof over the 4-inch-wide membrane strips.
3. A single layer of self-adhering polymer modified bitumen underlayment complying with ASTM D1970, installed in accordance with the underlayment and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure of the roof covering.

# R908.3 Roof Replacement

- Self-adhering underlayment may be left on when reroofing, if the underlayment meets certain requirements



# Chapters 12-23

## Mechanical Requirements



# M1502.6 Makeup Air and Closets

- Minimum opening size requirements are added for a closet door transfer air grill
- Min. of 100 square inches



# M1504.3 Exhaust Openings

- Two exceptions are added for exhaust openings, one for an opening less than a foot from another opening and the other for factory-built combination terminals



# M1602.2 Return Air Openings

- Requirements for return air openings for closets and mechanical, boiler and furnace room doors are expanded
- Closet:  $\leq 30$  cfm with undercut or grill of 30 sq. in.
- Furnace room: sealed appliances or pressure differential limited to  $\leq 0.01$ -in. WC by undercut or grill



# Appendices



# Appendices Reorganized

- Administrative Appendices AA, AB
- Building Appendices BA-BO
- PMG Appendices CA-CH
- Energy Appendices NA-NE

| Appendix Designation             |          | Appendix Title                         |
|----------------------------------|----------|----------------------------------------|
| 2024 IRC                         | 2021 IRC |                                        |
| <b>Administrative Appendices</b> |          |                                        |
| AA                               | AV       | Board of Appeals                       |
| AB                               | AL       | Permit Fees                            |
| <b>Building Appendices</b>       |          |                                        |
| BA                               | AE       | Manufactured Housing Used as Dwellings |
| BB                               | AQ       | Tiny Houses                            |
| BC                               | AY       | Accessory Dwelling Units (ADU's)       |
| BD                               | AM       | Home Day Care—R-3 Occupancy            |
| BE                               | AF       | Radon Control Methods                  |
| BF                               | AH       | Patio Covers                           |
| BG                               | AK       | Sound Transmission                     |
| BH                               | AO       | Automatic Vehicular Gates              |
| BI                               | AR       | Light Straw-Clay Construction          |
| BJ                               | AS       | Strawbale Construction                 |
| BK                               | AU       | Cob Construction (Monolithic Adobe)    |
| BL                               | BA       | Hemp-Lime (Hempcrete) Construction     |
| BM                               | AW       | 3D-Printed Building Construction       |
| BN                               | AZ       | Extended Plate Wall Construction       |
| BO                               | AJ       | Existing Buildings and Structures      |
| <b>PMG Appendices</b>            |          |                                        |
| CA                               | AA       | Sizing and Capacities of Gas Piping    |

# Appendix BC Accessory Dwelling Units (ADUs)

- Appendix on ADUs is added
  - Contains limits to ADU location
  - Conditions where they may be built



# Appendix BC Accessory Dwelling Units (ADUs)

## Conditions:

- ADUs shall be permitted without requiring a change of occupancy to either a two-or multi-family dwelling where in compliance with all of the following:
  1. An ADU shall be permitted within an existing single-family detached dwelling or within an existing townhouse unit, that is within the scope of the IRC.
  2. The owner of a property containing an ADU shall reside in either the primary dwelling unit or the ADU, as of the date of permit approval.
  3. An ADU shall have a separate house number from the primary dwelling unit.

# Appendix BC Accessory Dwelling Units (ADUs)

4. ADUs shall be secondary in size and function to the primary dwelling unit and shall comply with all of the following limits.
  - 4.1 Not less than 190 square feet (17.65 m<sup>2</sup>) in area.
  - 4.2 Not more than 50 percent of the area of the primary dwelling unit.
  - 4.3 Not more than 1,200 square feet (111 m<sup>2</sup>) in area.
5. An ADU shall be provided with a separate entrance than that serving the primary dwelling unit either from the exterior of the building or from a common hallway located within the building.
6. An ADU shall have a maximum number of two bedrooms.
7. The location of a detached ADU shall comply with Section R302.
8. An ADU shall be provided with adequate provisions for electricity, water supply and sewage disposal.

# Appendix BO - Existing Buildings

- Requirements for existing buildings are expanded



# Appendix BO - Existing Buildings

**AJ101.1 General.** The purpose of these provisions is to encourage the continued use or reuse of legally existing buildings and structures. ~~These provisions are intended to permit work in existing buildings that is consistent with the purpose of this code. Compliance with these provisions shall be deemed to meet the requirements of this code.~~ Structural elements and systems shall comply with Section R102.6.1 and the provisions of this Appendix. Repairs, alterations, additions, and relocation of existing buildings and structures shall comply with the provisions of this code for new construction, except as modified by this appendix.

# Thank You!

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