Regulatory Analysis

TITLE 675 FIRE PREVENTION AND BUILDING SAFETY COMMISSION

LSA Document #XX-XXX

I. Description of Rule

a. History and Background of the Rule

The current Indiana Building Code (675 IAC 13-2.6) was adopted in 2014 and is based on the 2012 International Building Code. These rules establish the regulatory framework which set forth enforceable standards for building safety to protect life, health, and safety of building occupants and the public in Indiana.

The Indiana Building Code Update Committee (Committee), a subcommittee of the Fire Prevention and Building Safety Commission (Commission), was tasked with reviewing the 2024 edition of the International Building Code. The Committee made recommendations to adopt the 2024 International Building Code, with certain amendments, as the 2026 Indiana Building Code. Those recommendations were voted upon and unanimously approved by the Commission.

b. Scope of the Rule

The proposed rule repeals the 2014 Indiana Building Code and replaces it with the 2026 Indiana Building Code. Repealing and replacing the entire Indiana Building Code is necessary due to the size and complexity of the International Building Code. Amending existing regulations would be impractical and inadequate, as there have been a multitude of changes to the International Building Code since 2012.

c. Statement of Need

This rule update is necessary to bring Indiana's building code up to date with the latest advancements in technology, materials, and methods regarding building practices. Additionally, the new code incorporates non-rule policies and interpretations that can reduce administrative burdens and reduce construction costs without an adverse effect upon public safety.

d. Statutory Authority for the Proposed Rule

IC 22-13-2-2 permits the Fire Prevention and Building Safety Commission to adopt rules for a statewide code of building laws.

e. Fees, Fines, and Civil Penalties

The proposed rule does not add or increase any fees, fines, or civil penalties.

II. Fiscal Impact Analysis

a. Anticipated Effective Date of the Rule – To Be Determined

b. Estimated Fiscal Impact on State and Local Government – The proposed rule will not have a measurable fiscal impact on State or local government entities.

c. Sources of Expenditures or Revenues Affected by the Rule – The proposed rule will not have a measurable fiscal impact on State or local government entities.

III. Impacted Parties

The proposed rule impacts the safety and well-being of all individuals residing, visiting, or doing business in the Hoosier state. The Indiana Building Code regulates Class 1 structures, which include structures such as commercial buildings, buildings open to the public, and buildings occupied by three (3) or more tenants.

IV. Changes in Proposed Rule

The following is a table identifying each of the substantive changes in the proposed rule:

New IAC Section	International Building Code Section	Change
675 IAC 13-2.7-1	N/A	Adopts by reference the International Building Code, 2024 Edition. This is the model building code being adopted with revisions as set out in this proposed rule.
675 IAC 13-2.7-2	101.1	Titles the rule as the 2026 Indiana Building Code.
	101.2	Outlines the scope of the Indiana Building Code.
	101.4	Replaces referenced international model codes with Indiana-specific statutes and rules.
	N/A	Adds a new section 101.5 outlining the effect of new or changed rules on construction projects.
	N/A	Adds a new savings clause section 101.6.
	N/A	Adds a new section 101.7 regarding words and phrases not defined.
	N/A	Adds a new section 101.8 outlining the authority of the State Building Commissioner to issue written interpretations of the Rules of the Commission.
	N/A	Adds a new section 101.9 regarding severability.
	102.2	Deletes to work “local.”
	102.4.2	Deletes references to International Codes.

	102.6	Amends this section to address unchanged legal occupancy.
	N/A	Adds a new section 102.7 regarding change of use or occupancy.
	103.1	Amends this section to state that all units of government are mandated to require compliance with this code.
	103.2	Deletes the text of this section without substitution.
	103.3	Deletes the text of this section and replaces it with a new section outlining a local inspection program.
	104.2	Deletes the text of this section and replaces it with "The building code official shall have the authority to determine compliance with this code."
	104.2.2.2	Amends this section to replace "qualified engineer, specialist, laboratory" with 'registered design professional" and replace "building official" with "code official."
	104.2.2.4	Amends this section to replace "building official" with "code official."
	104.2.3	Amends this section to delete the exception.
	104.2.3.3	Deletes the text of this section and inserts new language regarding compliance with the intent of the code.
	104.2.4	Deletes the text of this section and replaces it with "[v]ariances to this code are permitted in accordance with IC 22-13-2-11."
	104.2.4.1	Deletes the text of this section and replaces it with "[c]onstruction in flood hazard areas is regulated by the Indiana Department of Natural Resources Division of Water."
	104.3	Deletes the text of this section and replaces it with language regarding applications and permits.
	104.3.1	Deletes the text of this section and replaces it with language regarding substantially improved or substantially damaged existing Class 1 structures.
	104.4	Deletes the text of this section and replaces it with language regarding the code official's right of entry.
	104.4.1	Amends this section by inserting "Class 1" before the word "structure."
	104.5	Amends this section by inserting "Class 1" before the word "structure."
	104.6	Deletes the text of this section and replaces it with language regarding notices and orders.

	104.7	Deletes the text of this section and replaces it with language regarding official records.
	104.7.3	Deletes the text of this section and replaces it with language regarding code alternatives.
	104.8	Deletes the text of this section without substitution.
	104.8.1	Deletes the text of this section without substitution.
	105.1	Amends this section to replace “shall first make application to the building official and obtain the required permit” with “shall make application to the building code official for any required permits” and replace “building or structure” with “Class 1 structure.”
	105.1.1	Deletes the text of this section and replaces it with language regarding permits issued by political subdivisions.
	105.1.2	Deletes the text of this section and replaces it with language regarding permits where a design release is required.
	105.2	Amends this section to add reference to the rules of the Commission and remove text addressing other laws or ordinances.
	105.2.1 105.2.2 105.3 105.3.1 105.3.2 105.4 105.5 105.6 105.7	Deletes the text of these sections without substitution.
	106.1	Amends this section to replace “commercial or industrial buildings” with “Class 1 structures.”
	106.3	Amends this section to replace “building,” with “Class 1 structure.”
	107.1	Amends this section to replace “registered” with “Indiana Licensed,” and replace “the statutes of the jurisdiction in which the project is to be constructed” with “IC 22-15-3 or IC 22-15-2.3.”
	107.2.2	Amends this section to insert “applicable standards” between the words “code” and “and” in the second sentence and also insert the words “of this code” at the end of the section after “chapter 9.”
	107.2.6.1	Deletes the text of this section and replaces it with “[c]onstruction within any designated flood zone is regulated by the Indiana

		Department of Natural Resources, Department of Water."
	107.2.7	Amends this section to insert the word "section" after "of this code."
	107.2.8	Amends this section to insert the word "(moved)" between the words "relocatable" and "building" and replace "section 3112' with "this section."
	107.3	Amends this section to replace "shall" with "may" and delete "any other pertinent laws or ordinances."
	107.3.1	Amends this section to clarify the approval of construction documents.
	107.3.2	Amends this section to replace "approved" with "acceptance."
	107.3.3	Amends this section to replaces the word "approved" with acceptance, replace "building or structure" with "Class 1 structure," and adds section 107.3.3.1 regarding required design releases.
	107.3.4	Amends this section to replace "registered" with "Indiana Licensed," delete the first two sentences of section 107.3.4.1, and amend section 107.3.4.1 to replace "registered" with "Indiana Licensed.
	N/A	Adds a new section 107.3.4.2 that reads "[p]ermits shall not be issued for deferred submittals until any required design release is issued by the department."
	107.4	Amends this section to replace the word "approved" with "accepted."
	N/A	Adds a new section 107.4.1 addressing amended construction documents.
	107.5	Amends this section to replace the word "approved" with "accepted" and amends language regarding retention schedules.
	108.1	Amends this section to add "in a twelve month period" after "180 days," and amends section 108.3 to replace "in accordance with Section 112" with "for a period not to exceed the time of service."
	109.3	Amends this section to replace "shall" with "may" in the second to last sentence.
	109.4	Amends this section to replace "shall" with "may" and replace "the building official" with "law."
	110.2	Amends this section to replace "buildings, structures" with "Class 1 structures" and amends section 110.3 to replace "shall" with "may."

	110.3.3	Amends this section to add a reference to the Indiana department of Natural Resources and deletes reference to the International Residential Code.
	110.3.6	Amends this section to replace “shall” with “may.”
	110.3.9	Amends this section to replace “Chapter 13” with “the Indiana Energy Conservation Code (675 IAC 19) or submitted ComCheck Energy Compliance Reports.”
	110.3.10	Amends this section to replace “department of building safety” with “building official.”
	110.3.12.1	Amends this section to replace if applicable, as required in Section 1612.4” with “required by the Indiana Department of Natural Resources, Division of Water.”
	110.6	Amends this section to add references to IC 36-7-2-9.5.
	111.1	Amends this section to add language regarding a certificate of occupancy, replace “building or structure” with “Class 1 structure,” add reference to the commission or political subdivision, and delete the exception.
	111.2	Amends this section to add language regarding a certificate of occupancy, adds “Class 1 structure” where necessary, and adds “the date issued” to the list of information contained on the certificate of occupancy.
	N/A	Adds a new section 112.2.1 regarding certificates of occupancy.
	111.4	Amends this section to replace “building or structure” with “Class 1 structure.”
	112 112.1 112.2 112.3	Deletes the title and text of this section and replaces it with language regarding maintenance of existing buildings and structures.
	113	Deletes the text of this section and replaces it with language regarding existing buildings, additions, alterations, and moved buildings.
	114	Amends this section to replace “building” with “Class 1”
	114.2	Amends this section to require the order to be in writing and adds a reference to IC 36-7-2-9.5.
	114.3	Amends this section to reference the timeframe set out in the notice and deletes the words “with promptly” without substitution.

	114.4	Amends this section to replace “approved” with “accepted.”
	115.1	Amends this section to add references to the rules of the Commission.
	115.2	Amends this section to require the stop work order to cite the rule of the Commission which was violated.
	115.3	Amends this section to add a written notice requirement.
	116	Deletes the text of this section and replaces it with “For Unsafe building or structures see IC 36-7-9.”
675 IAC 13-2.7-3	201.3	Deletes the text of this section and replaces it with reference to Indiana-specific codes.
	202	Amends this section to add, delete, and amend definitions.
675 IAC 13-2.7-4	310.4	Amends this section to add Bunkhouses.
	312.1	Deletes the text of this section and replaces it with a list of Group U buildings and structures.
675 IAC 13-2.7-5	403.5.5	Deletes this section in its entirety without substitution.
	406.1	Amends this section to add an exception for incidental overnight parking of non-commercial vehicles.
	423.4	Deletes the text of this section and replaces it with language regarding storm shelters.
	423.5	Deletes the text of this section and replaces it with language regarding storm shelters in group E occupancies.
	423.5.1	Amends this section to remove “shall include all of the buildings on the site and” without substitution.
675 IAC 13-2.7-6	502.1	Deletes the title and text of this section and replaces it with language regarding address identification where there are local unit of government requirements.
	N/A	Adds a new section 502.2 regarding address identification where there are no local unit of government requirements.
	N/A	Adds a new section 502.2.1 regarding address identification.
	N/A	Adds table 502.2.1 regarding address identification.
	N/A	Adds a new section 502.2.2 regarding address identification in a complex with multiple Class 1 structures.
	506.3.3	Amends this section to add an exception.
	507.4	Amends this section to add “E”, after “B” and before “F.”

	507.5	Amends this section to add E", after "B" and before "F."
	507.11	Deletes this section in its entirety without substitution.
	509.4.2	Amends this section to add additional language regarding penetrations through walls.
675 IAC 13-2.7-7	705.5	Amends this section to replace "10 feet (3048 mm)" in the second and third sentences with "5feet (1524 mm)."
	706.2	Amends this section to insert a new exception regarding buildings equipped with approved automatic sprinkler systems and renumber the list of exceptions.
675 IAC 13-2.7-8	903.2.8	Amends this section to insert a new exception regarding fire or ambulance stations.
	903.3.1.1.1	Amends this section by deleting the text of item #4 and replacing with language regarding elevator rooms and hoistways.
	906.1	Amends this section by deleting the text and replacing with "Portable fire extinguishers shall be installed where required by Table 906.1."
	907.2.1.1	Amends this section to delete Exception 1 and add an exception for stadiums, arenas, and grandstands.
	907.2.3	Amends this section delete references to emergency voice/alarm communication systems.
	918	Amends this section to delete "in all new buildings" without substitution.
675 IAC 13-2.7-9	1106.1	Deletes the text of this section and replaces it with language regarding accessible parking spaces.
	1106.2 1106.3 1106.4	Deletes the text of these sections without substitution.
	1108.6.2.2	Amends this section to delete the first sentence and replace with "Type B units shall be provided in apartment houses, monasteries and convents in accordance with Section 1108.6.2.2.2. Type A units, in accordance with Section 1108.6.2.2.1, may be provided in lieu of Type B units."
675 IAC 13-2.7-10	1203.1	Amends this section to add a new exception for certain seasonal spaces.
	1206	Deletes the text of this section without substitution.

675 IAC 13-2.7-11	1301.1	Deletes the title and text of this section and replaces it with "1301.1 Scope. See the Indiana Energy Conservation Code (675 IAC 19)."
	1301.1.1	Deletes the text of this section without substitution.
675 IAC 13-2.7-12	N/A	Adds a new section 1404.11.4 to read as follows: "1404.11.4. Height limits of adhered masonry veneers. Adhered masonry veneers over buildings entrances shall not exceed 15-feet in height measured from adjacent grade or floor level."
675 IAC 13-2.7-13	1612.3	Amends this section reference the Indiana Department of Natural Resources and replaces the word "map" with "maps" in the last sentence.
	1612.3.1	Amends this section to insert an item #3 that reads as follows: "Determination of the Design Flood Elevation shall be in accordance with 312 IAC 10-3, IC 14-28-1, and IC 14-28-3."
	1612.3.2	Amends this section replace "1 foot (305 mm)" with "fifteen hundredths (0.15) of a foot (46 mm)" and insert a new sentence at the end of the paragraph that reads as follows: "The floodway analysis shall be reviewed and approved by the Indiana Department of Natural Resources."
675 IAC 13-2.7-14	1801	Amends this section to add a table addressing frost depths.
675 IAC 13-2.7-15	2701.1	Deletes the text of this section in its entirety and replaces it with: "The provisions of this Chapter and the Indiana Electrical Code shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code."
675 IAC 13-2.7-16	2801.1	Deletes the text of this section in its entirety and replaces it with: "The provisions of this Chapter and the Indiana Mechanical Code and the Indiana Fuel Gas Code shall govern the design, construction, erection and installation of the mechanical, appliances, equipment and systems used in buildings and structures covered by this code."
675 IAC 13-2.7-17	2901.1	Deletes the text of this section and add text that references the Indiana Plumbing Code and adds an exception for storage buildings.
	2902.1	Table 2902.1:

		(1) Amend item (f.) to replace "International Swimming Pool and Spa Code" with "Indiana Swimming Pool, Spa, and Water Attraction Code." (2) Insert item (g.) as an exception regarding drinking fountains. (3) Insert item (h.) regarding urinals. (4) Insert item (i.) regarding fixtures available in adjacent buildings.
	2902.1.1	Amends this section to delete Exception 2 and replace with a new Exception 2 regarding multiple-user facilities and add a new Exception 3 regarding occupant loads.
	2902.3.3	Amends this section to delete Exception 1 and Exception 2 and insert a new exception that reads: "The location and maximum travel distances to required employee facilities in factory, industrial, and warehouse facilities, shall not exceed a distance of 1,000 feet."
	2902.3.4	Amends this section by deleting "300 feet (91 m)" and inserting "500 feet (152 m)."
	2902.5	Amends this section by deleting "300 feet (91 m)" and inserting "500 feet (152 m)."
675 IAC 13-2.7-18	3006.2	Amends this section to add the following at the end of item #6: "Exception: R Use Groups protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2."
	3006.2.1	Amends this section to add the following at the end of the section: "Exception: R Use Groups protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2."
675 IAC 13-2.7-19	Chapter 33	Deletes the text of this chapter in its entirety without substitution.
675 IAC 13-2.7-20	Chapter 34	Amends this chapter to delete the title and replace it with "Existing Buildings."
	Chapter 34	Deletes the text of this chapter in its entirety.
	N/A	Adds a new section 3401.1 to read as follows: "The 2024 International Existing Building Code is adopted by reference as part of the Indiana Building Code, and regulates the repair, alteration, change of

		occupancy, additions to, and relocation of existing buildings."
	N/A	Adds a new section 3401.2 to read as follows: "Delete Chapter 10 in its entirety without substitution."
	N/A	Adds a new section 3401.3 to read as follows: "Amend Section 1204.1 General as follows: in the first and second sentence, change the words "Chapter 10" to read "the rules of the Commission."
	N/A	Adds a new section 3401.4 regarding section 1302.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.5 regarding section 1302.1.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.6 regarding section 1302.1.6 of the International Existing Building Code.
	N/A	Adds a new section 3401.7 regarding section 1303.1.2 of the International Existing Building Code.
	N/A	Adds a new section 3401.8 regarding section 1304.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.9 regarding section 1304.1.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.10 regarding section 1304.1.3 of the International Existing Building Code.
	N/A	Adds a new section 3401.11 regarding section 1305.2 of the International Existing Building Code.
	N/A	Adds a new section 3401.12 regarding table 1305.2.3 of the International Existing Building Code.
	N/A	Adds a new section 3401.13 regarding table 1305.2.4 of the International Existing Building Code.
	N/A	Adds a new section 3401.14 regarding table 1305.2.5 of the International Existing Building Code.
	N/A	Adds a new section 3401.15 regarding section 1305.2.5.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.16 regarding section 1305.2.6 of the International Existing Building Code.

	N/A	Adds a new section 3401.17 regarding section 1305.2.7.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.18 regarding table 1305.2.8 of the International Existing Building Code.
	N/A	Adds a new section 3401.19 regarding table 1305.2.9 of the International Existing Building Code.
	N/A	Adds a new section 3401.20 regarding table 1305.2.10 of the International Existing Building Code.
	N/A	Adds a new section 3401.21 regarding section 1305.2.11 of the International Existing Building Code.
	N/A	Adds a new section 3401.22 regarding table 1305.2.12 of the International Existing Building Code.
	NA	Adds a new section 3401.23 regarding section 1305.2.14.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.24 regarding section 1305.2.15.1 of the International Existing Building Code.
	N/A	Adds a new section 3401.25 regarding table 1305.2.16 of the International Existing Building Code.
	N/A	Adds a new section 3401.26 regarding section 1305.2.17 of the International Existing Building Code.
	N/A	Adds a new section 3401.27 regarding table 1305.2.17 of the International Existing Building Code.
	N/A	Adds a new section 3401.28 regarding table 1305.2.18 of the International Existing Building Code.
	N/A	Adds a new section 3401.29 regarding sections 1305.2.20 through 1305.2.21.3.1 of the International Existing Building Code and insert a score of zero (0) in sections 1305.2.20, 1305.2.21.1, 1305.2.21.2, 1305.2.21.3 in table 1306.1.
	N/A	Adds a new section 3401.30 regarding table 1306.2 of the International Existing Building Code.
675 IAC 13-2.7-21	Chapter 35	Amends this chapter to add references to the Indiana Administrative Code.
675 IAC 13-2.7-22	Appendices	Amends this chapter to delete Appendix A through Appendix P.

675 IAC 13-2.8	N/A	Repeals the 2014 Indiana Building Code, 675 IAC 13-2.6.

V. Benefit Analysis

a. Estimate of Primary and Direct Benefits of the Rule

The overarching direct benefit of this rule update is the benefit to public health and safety. This rule update brings Indiana's building code up to date with the latest advancements in technology, materials, and methods regarding building practices. This will ensure that regulated structures in Indiana are built in a manner that safeguards public health and safety.

Another direct benefit of this rule update is that it eliminates the need for certain variance applications. As the Indiana Building Code has not been updated since 2014, IDHS regularly receives variance applications seeking to comply with a more recent version of the International Building Code. If this rule is updated, many of those variances would not be necessary. This reduces compliance costs for consumers by eliminating variance application fees, reducing costs to hire professional code consultants, and eliminating the time necessary for pursuing the unnecessary variances.

Eliminating unnecessary variance applications would also have the direct benefit of reducing IDHS staff time spent processing such applications.

b. Estimate of Secondary or Indirect Benefits of the Rule

As discussed above, this rule update would eliminate unnecessary variance applications that are currently needed to comply with more recent versions of the International Building Code. The time and resources currently allocated by businesses to pursue these variances could then be used to increase business profitability. Additionally, IDHS staff can allocate time to other agency duties.

c. Estimate of Any Cost Savings to Regulated Industries

As discussed in Section V(a), above, eliminating unnecessary variance applications would save regulated industries the costs of variance applications. These costs are typically at least $276 per application.

VI. Cost Analysis

a. Estimate of Compliance Costs for Regulated Entities – A detailed evaluation of costs and benefits was prepared using a refined version of the Affected Use Group Method of analysis that was developed by IDHS during the adoption of the 2008 and

2014 Indiana Building Codes. The evaluation shows that the fiscal impact on the regulated community as a whole is an overall *reduction* in cost of $4,568,000 in construction costs projected in the first year after adoption, as compared to the current code. A detailed cost analysis is attached as a spreadsheet.

b. Estimate of Administrative Expenses Imposed by the Rules – The proposed rule does not impose any additional administrative expenses.

c. The fees, fines, and civil penalties analysis required by IC 4-22-2-19.6 – The proposed rule does not add or increase any fees, fines, or civil penalties.

d. If the implementation costs of the proposed rule are expected to exceed the threshold set in IC 4-22-2-22.7(c)(6) – Implementation and compliance costs of the proposed rule is less five hundred thousand dollars ($500,000) for businesses, units, and individuals over any two (2) year period.

VII. Sources of Information

The Indiana Building Code Update Committee held more than 20 meetings over a multi-year process of developing the costs analysis for the proposed rule. The Committee relied upon several sources of information in developing the analysis, including the following:

- The Unites States Bureau of Economic Analysis (BEA) data regarding gross domestic product of Indiana by industry. This data can be found on the BEA website at https://www.bea.gov/data/gdp/gdp-industry.

- The Association of General Contractors of America (AGC) fact sheet titled "The Economic Impact of Construction in the United States and Indiana." The fact sheet can be found on the AGC website at https://www.agc.org/sites/default/files/users/user21902/IN-US%20construction%20fact%20sheet_2025_V2.pdf.

- The National Centers for Environmental Information (NOAA) report "U.S. 2024 Billion-Dollar Weather and Climate Disasters. The report can be found on the NOAA website at https://www.ncei.noaa.gov/access/billions/.

- The U.S. Chamber of Commerce 2024 Climate Resiliency Report, found on the U.S. Chamber of Commerce website at https://www.uschamber.com/security/the-preparedness-payoff-the-economic-benefits-of-investing-in-climate-resilience.

- The National Institute of Standards and Technology (NIST) Technical Note 2214 titled "Economic Analysis of ASCE 7-22 Tornado Load Requirements." The technical note can be found on the NIST website at https://nvlpubs.nist.gov/nistpubs/TechnicalNotes/NIST.TN.2214.pdf.

VIII. Regulatory Analysis

As outlined above, adoption of the proposed rule will have a broad benefit to public health and safety while also reducing projected construction costs in the first year after adoption by $4,568,000. Accordingly, the Fire Prevention and Building Safety Commission has determined that cost reduction and the benefits of bringing Indiana's Building Code up to date with the latest advancements in technology, materials, and methods regarding building practices support adoption of the proposed rule.

IX. Contact Information of Staff to Answer Substantive Questions

Trevor Hale – Deputy General Counsel – trhale@dhs.in.gov