

# OKLAHOMA

## Uniform Building Code Commission Technical Code Review Committee

### Code Change Proposal Form

**NOTE:** This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

**INSTRUCTIONS:**

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page or document.

**Contact Information:**

Name Tyler Parette

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**Financial Impacts:**

*Please provide the following information:*

Who will be impacted by this change, (i.e. contractors, business or homeowners, specific trades, etc.)?

This change would primarily impact contractors and code officials.

What is the financial impact of this change?

Increase cost     Decrease costs     Keep Costs the Same

What is the expected amount of the increase or decrease? \_\_\_\_\_

If this change increases the cost of construction, will it exceed \$1,000,000 over the course of five years?

Yes     No

Explain the method used to determine the economic impact. Please provide the sources used to determine the impact, in the explanation.

**Code Change Information:**

Which code needs to be revised? International Residential Code

Which part of the code needs to be revised?

Section R101.2, R302.3, R309    Table \_\_\_\_\_    Figure \_\_\_\_\_    Page 26, 82,

**Proposed Change:**

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

See attachment

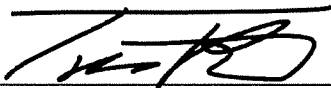
**Supporting Information:**

Please provide justification for the proposed change and clarify if it impacts life safety.

Oklahoma's housing shortage requires increasing the supply of small-scale multifamily housing. Currently, three- and four-unit buildings must comply with the International Building Code — a commercial standard that imposes engineering, permitting, and systems requirements disproportionate to the building type. This drives up costs and limits the pool of builders capable of taking on the work.

This proposal extends IRC applicability to buildings containing up to four dwelling units, with a mandatory NFPA 13D automatic fire sprinkler requirement for all new construction and substantial rehabilitation. The sprinkler condition directly addresses the life-safety considerations associated with expanded IRC scope and is consistent with approaches adopted in North Carolina, Utah, and Alaska.

Oklahoma municipalities including Tulsa and Claremore are actively developing pre-approved plans programs to accelerate infill housing production. IRC alignment for four-unit buildings is a necessary complement to those efforts — it allows fourplexes to be designed, permitted, and built under the same framework as the rest of the residential housing stock.

Signature:  \_\_\_\_\_

Date: 3/27/26 \_\_\_\_\_

Send completed form to:  
Oklahoma Uniform Building Code Commission  
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107  
Or email to: [permitreporting@oubcc.ok.gov](mailto:permitreporting@oubcc.ok.gov)

**Housing Forward Oklahoma**

March 27, 2026

**PROPOSED CODE LANGUAGE**

**IRC Applicability — Four-Unit Dwellings | NFPA 13D Sprinkler Requirement**

Oklahoma Uniform Building Code Commission

Submitted by Housing Forward Oklahoma

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**Code Change 1 of 3 — 2024 IRC §R101.2 (Scope)**

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*Purpose: Extends IRC applicability from one- and two-family dwellings to buildings containing up to four dwelling units. A new exception conditions the expansion on mandatory sprinkler system installation.*

**PROPOSED LANGUAGE — 2024 IRC §R101.2 (AMENDED)**

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and ~~two-family dwellings~~ buildings containing not more than four dwelling units, and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904: [existing exceptions retained without change]

[New Exception]

6. Buildings containing three or four dwelling units.

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**Code Change 2 of 3 — 2024 IRC §R302.3 (Dwelling Unit Separation)**

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*Purpose: Extends the existing 1-hour fire-resistance separation requirement — currently applicable only to two-family dwellings — to buildings containing two, three, or four dwelling units.*

**PROPOSED LANGUAGE — 2024 IRC §R302.3 (AMENDED)**

R302.3 ~~Two-Family Dwellings~~. Multiple-Family Dwellings (Two, Three, and Four Units).

Dwelling units in ~~two-family dwellings~~ buildings containing two, three, or four dwelling units

shall be separated from each other in accordance with Sections 302.3.1 through 302.3.5, regardless of whether a lot line exists between ~~two~~ the dwelling units.

R302.3.1 Dwelling Unit Separation. The ~~two~~ dwelling units shall be separated by fire-resistance rated assemblies that are vertical, horizontal, or a combination thereof.

**Code Change 3 of 3 — 2024 IRC §R309.3 (New Section)**

*Purpose: Creates a new mandatory NFPA 13D automatic fire sprinkler requirement for three- and four-unit buildings regulated under the IRC.*

**PROPOSED LANGUAGE — 2024 IRC §R309.3 (NEW SECTION)**

R309.3 Three- and Four-Unit Dwelling Automatic Fire Sprinkler Systems. An automatic fire sprinkler system shall be installed in all buildings regulated under this code that contain three or four dwelling units.

R309.3.1 Design and Installation. Automatic fire sprinkler systems required by Section R309.3 shall be designed and installed in accordance with Section P2904.