TITLE 748. OKLAHOMA UNIFORM BUILDING CODE COMMISSION
CHAPTER 20. ADOPTED CODES

RULE IMPACT STATEMENT – EMERGENCY RULES

Subchapter 2. IBC® 2024
748:20-1-1. IBC® 2024 Chapter 1 Scope and Administration [AMENDED]
748:20-2-8. IBC® 2024 Chapter 3 Use and Occupancy Classification [AMENDED]
748:20-2-12. IBC® ~~2018~~ 2024 Chapter 7 Fire and Smoke Protection Features [AMENDED]
748:20-2-15. IBC® 2024 Chapter 10 Means of Egress [AMENDED]
Subchapter 4. IFC® 2024
748:20-4-7. IFC® 2024 Chapter 2 Definitions [AMENDED]
748:20-4-15. IFC® 2024 Chapter 10 Means of Egress [AMENDED]
Subchapter 6. IRC® 2024
748:20-6-6. IRC® 2024 Chapter 1 Scope and Administration [AMENDED]
748:20-6-8. IRC® 2024 Chapter 3 Building Planning [AMENDED]
Subchapter 8 IEBC® 2024
748:20-8-6. IEBC® 2024 Chapter 1 Scope and Administration [AMENDED]
748:20-8-10. IEBC® ~~2018~~ 2024 Chapter 5 Prescriptive Compliance Methods [AMENDED]
748:20-8-12. IEBC® 2024 Chapter 7 Alterations – Level 1 [NEW]
748:20-8-13. IEBC® 2024 Chapter 8 Alterations – Level 2 [NEW]
Subchapter 12 IFGC® 2024
748:20-12-6. IFGC® 2024 Chapter 1 Scope and Administration [AMENDED]
Subchapter 14 IMC® 2024
748:20-14-6. IMC® 2024 Chapter 1 Scope and Administration [AMENDED]
Subchapter 16 IPC® 2024
748:20-16-6. IPC® 2024 Chapter 1 Scope and Administration [AMENDED]

Before the Oklahoma Uniform Building Code Commission (the "OUBCC")
OCTOBER 20, 2026

DESCRIPTION:

The purpose of this rulemaking is to implement Commission-approved construction code amendments as promptly as permitted by Oklahoma law when circumstances justify emergency adoption.

The Oklahoma Uniform Building Code Commission is responsible for establishing minimum construction standards intended to protect the health, safety, and welfare of Oklahoma citizens (59 O.S. 1000.23 – 1000.21). These standards provide a consistent foundation for the design, construction, alteration, and occupancy of buildings throughout the state.

The proposed rulemaking addresses two important initiatives:

1. **Public Safety:** Implement qualifying code amendments promptly to address documented safety concerns and provide appropriate protection for building occupants and the public.

2. **Affordable Housing:** Remove unnecessary barriers to additional multifamily housing configurations while maintaining appropriate minimum construction safety standards.

Together, these initiatives advance the Commission's responsibility to establish appropriate minimum construction standards while supporting housing availability, consistent code administration, and public safety throughout Oklahoma.

RULE CLASSIFICATION:

These rules are classified as major. Construction costs for both residential and commercial construction in Oklahoma can reach over one million dollars in one year.

RULE DESCRIPTION:

These emergency rules amend residential and commercial construction codes utilized by all entities in Oklahoma. The changes have been made to address affordable housing and consolidated dwellings and provide options to reduce costs for constructing missing middle-income housing in Oklahoma.

Subchapter 2 – 2024 International Building Code® (IBC®)

Subchapter 2 of these proposed emergency rules amends the adoption of the 2024 IBC® as the statewide minimum code for commercial building construction.

- Chapter 1, Section 101.2 - Scope, has been amended to revise the exception to increase the allowance for buildings from 3-stories above grade plane to 4-stories or 3-stories with an occupiable roof above grade plane to comply with either this code or the International Residential Code®.
- Chapter 3 has been amended in Sections 305.24, 305.2.5, 308.5.5 and 308.5.6 to remove modifications related to home daycares to comply with HB 1847; and in Section 310.4 to allow Group R-3 structures built without a sprinkler system to expand from two unit structures to not more than eight units with three stories or a fire area greater than 9,000 square feet.
- Chapter Seven has been modified in Table 705.9 to allow for unprotected openings structures equipped with an automatic sprinkler system to comply with an NFPA 13R system rather than a full NFPA 13 system provided that the room or spaces containing the unprotected openings are equipped with the sprinkler system.
- Chapter 10 has been modified in Table 1006.3.4.(1) to allow R-2 occupancies with four stories or three stories with an occupiable roof to have a single exit stairway rather than two exit stairways so long as the structure complies with the added Section 1006.3.4.2. Section 1006.3.4.2 has been added to clarify the net square floor area of each floor, specify requirements for openings into the interior exit stairway, manual fire alarm and automatic smoke detection system requirements, and the locations of sprinkler in the exit stairway, and prohibits the installation of electrical receptacles in the exit stairway.

Subchapter 4 – 2024 International Fire Code ® (IFC®)

Subchapter 4 of these proposed emergency rules amends the adoption of the 2024 IFC® as the statewide minimum code for fire protection and fire prevention systems.

- Chapter 2 has been amended in Sections 203.4.2.4, 202.4.2.5, 203.7.4.5 and 203.7.4.6 to remove modifications related to home daycares to comply with HB 1847; and in Section

203.9.3 allows Group R-3 structures built without a sprinkler system to expand from two unit structures to not more than eight units with three stories or a fire area greater than 9,000 square feet.

- Chapter 10 has been modified in Table 1006.3.4(1) to allow R-2 occupancies with four stories or three stories with an occupiable roof to have a single exit stairway rather than two exit stairways so long as the structure complies with the added Section 1006.3.4.2. Section 1006.3.4.2 has been added to clarify the net square floor area of each floor, specify requirements for openings into the interior exit stairway, manual fire alarm and automatic smoke detection system requirements, and the locations of sprinkler in the exit stairway, and prohibits the installation of electrical receptacles in the exit stairway.

Subchapter 6 – 2024 International Residential Code ® (IRC®)

Subchapter 6 of these proposed emergency rules amends the adoption of the 2024 IRC® as the statewide minimum code for residential building construction.

- Chapter 1 has been amended in Section R101.2 Scope to revise the number of dwellings that can be built under the code from not more than one- and two-family dwellings units to not more than four dwelling units; and removes references to home daycare modifications in compliance with HB 1847.
- Chapter 3 has been amended in Table R301.2.(1) to correct Scrivener's errors. Section R302.3 has been modified to change the section heading from "two family dwellings" to " Multiple-family dwellings (two, three and four)" to clarify the section is applicable to buildings containing up to four dwelling units. Section R302.3.1 has been modified to remove the limitation of two units and clarify dwelling unit separation will be applicable for all buildings containing two, three or four dwelling units. Section R309.3 has been added to specify that all buildings regulated under the IRC® that contain three or four dwelling units shall have an automatic sprinkler system. Section R309.3.1 has been added to specify the automatic fire sprinklers required in Section R309.3 shall be required to be installed in accordance with Section P2904. The change clarifies if structures being built as townhomes should refer to section R309.1 for sprinkler requirements.

Subchapter 8 – 2024 International Existing Building Code ® (IEBC®)

Subchapter 8 of these proposed emergency rules amends the adoption of the 2024 IEBC® as the statewide minimum code for commercial existing building construction.

- Chapter 1 has been revised to amend the exception in Section 101.2 to increase the allowance for buildings from 3-stories above grade plane to 4-stories or 3-stories with an occupiable roof above grade plane to comply with either this code or the International Residential Code®.
- Chapter 5, Sections 505.2 and 505.3 have been modified to include buildings containing not more than four dwelling units when constructed under the International Residential Code®.
- Chapter 7, Sections 702.4 and 702.5 have been modified to include buildings containing not more than four dwelling units when constructed under the International Residential Code®.
- Chapter 8, Table 804.5.1.1(1) has been modified to allow for unprotected openings structures equipped with an automatic sprinkler system to comply with an NFPA 13R system rather than a full NFPA 13 system provided that the room or spaces containing the unprotected openings are equipped with the sprinkler system.

Subchapter 12 – 2024 International Fuel Gas Code ® (IFGC®)

Subchapter 12 of these proposed emergency rules amends the adoption of the 2024 IFGC® as the statewide minimum code for commercial fuel gas construction in Oklahoma. Chapter 1, Section 101.2 Scope has been amended to revise the exception to include buildings containing not more than four dwelling units not more than three stories above grade plane in height under certain circumstances to comply with this code or the International Residential Code®.

Subchapter 14 – 2024 International Mechanical Code ® (IMC®)

Subchapter 14 of these proposed emergency rules amends the adoption of the 2024 IMC® as the statewide minimum code for commercial mechanical construction in Oklahoma. Chapter 1, Section 101.2 Scope has been amended to revise the exception to include buildings containing not more than four dwelling units not more than three stories above grade plane in height under certain circumstances to comply with this code or the International Residential Code®.

Subchapter 16 – 2024 International Plumbing Code ® (IMC®)

Subchapter 16 of these proposed emergency rules amends the adoption of the 2024 IPC® as the statewide minimum code for commercial plumbing construction in Oklahoma. Chapter 1, Section 101.2 Scope has been amended to revise the exception to include buildings containing not more than four dwelling units not more than three stories above grade plane in height under certain circumstances to comply with this code or the International Residential Code®.

CLASSES OF PERSONS AFFECTED:

These proposed emergency rules govern construction industry personnel to include but not limited to code officials, design professionals and trade workers with regard to the design and construction of new and existing building structures, fire prevention and fire protection systems, fuel gas systems, mechanical systems, plumbing systems; and residential contractors with regard to new and existing building structures, fire prevention and fire protection systems, fuel gas systems, mechanical systems, plumbing systems and electrical systems; as well as land and building owners. These proposed emergency rules also affect State agencies, municipalities and other political subdivisions which administer or enforce building and construction codes in the State of Oklahoma.

CLASSES OF PERSONS BENEFITTED:

Every person in Oklahoma who enters or works in a newly constructed or altered building wherein work has been performed pursuant to the codes of Oklahoma modified and adopted 2024 Editions of the IBC®, IEBC®, IFC®, IFGC®, IMC®, IPC®, and IRC®, will benefit by these proposed emergency rules and insofar as these rules set forth statewide minimum codes for construction and alterations of residential and commercial structures. In so far as these proposed emergency rules provide for modern and uniform codes of construction to be applied by construction contractors, these rules will benefit every person in Oklahoma, citizen and resident alike.

ECONOMIC IMPACT:

The economic impact of the proposed emergency rules in Title 748, Chapter 20 is shown below:

Increase Costs	Decrease Costs	Keep Costs the Same/No Impact
	IBC (Commercial Building Code)	
	Ch. 1, par. 3 (if options utilized)	Ch. 1, par. 1-2, 4-7

Increase Costs	Decrease Costs	Keep Costs the Same/No Impact
	Ch. 3, par. 1 (if options utilized)	Ch. 3, par. 2
	Ch. 7 (if options utilized)	
	Ch. 10, par. 1-2 (if options utilized)	Ch. 10, par 3-10
	IFC (Fire Code)	
	Ch. 2, par. 6 (if options utilized)	Ch. 2, par. 1-7
	Ch. 10, par. 1-2 (if options utilized)	Ch. 10, par. 3-10
	IRC (Residential Building Code)	
	Ch. 1., par. 3 (if options utilized)	Ch. 1, par. 1-2, 4-5
	Ch. 3., par. 7-8, 18-19 (if options utilized)	Ch. 3, par. 1-6, 11-17, 20-27
	IEBC (Existing Building Code)	
	Ch. 1, par. 3 (if options utilized)	Ch. 1, par. 1-2, 4-7
	Ch. 5, par. 1-2(if options utilized)	
	Ch. 7, par. 1-2 (if options utilized)	
	Ch. 8, par. 1, 2 (if options utilized)	
	IFGC (Fuel Gas Code)	
	Ch. 1., par 3 (if options utilized)	Ch. 1, par. 1-2, 4-7
	IMC (Mechanical Code)	
	Ch. 1, par. 3 (if options utilized)	Ch. 1, par. 1-2, 4-7
	IPC (Plumbing Code)	
	Ch. 1, par. 3(if options utilized)	Ch. 1, par 1-2, 4-7

METHODOLOGY AND ASSUMPTIONS FOR ECONOMIC IMPACT:

The OUBCC established the Affordable Housing and Consolidated Dwellings Technical Code Review Committee (AHCDTC) to examine construction code provisions affecting multifamily housing and consolidated dwellings and other residential configurations. The committee reviewed nine (9) proposed changes to the code and approved four (4) of them. The committee had two different guest speakers familiar with sprinkler systems speak about the capabilities and differences between the NFPA 13, NFPA 13R and NFPA 13D systems as well as presentations from committee members.

They reviewed two studies:

- US Experience with Sprinklers – Tucker McGree (April 2024) – NFPA Research
- Modern Multifamily Buildings Provide the Most Fire Protection – (September 2025) – Pew Charitable Trust)

They reviewed several articles/fact sheets:

- Residential Sprinkler Design Comparison – (January 2024) – NFPA
- What are the Major Cost Differences between NFPA 13D and NFPA 13R Fire Sprinkler Systems - NFSA
- Beyond Zoning: Hidden Code Barriers to Middle-Scale Housing – John Zeanah
- The City of Dallas Code Ordinance (with multifamily changes to the International Residential Code) (April 2025)
- Legislative Trends: Applying the IRC to 3- and 4- Unit Residential Buildings (September

2025) – Jeffery M Hugo

- The hidden double standards driving our housing crisis (February 2026) – Marina Bolotnikova - Vox

They reviewed the following committee presentations:

- Housing Forward – Consolidated Dwellings and Missing Middle Housing
- Housing Forward – Policy Brief – Single Stairway Exception for Group R-2 Occupancies
- Two-hour Rated DensGlass Fire Wall Cost Analysis – Anthony Faddis

Throughout the process the committee assessed the costs associated with existing requirements for residential construction, sprinkler systems and fire protection. The changes may lessen some requirements or provide for some changes that allow for lessening some requirements while strengthening requirements in other areas to provide an offset in life safety protection while still providing a degree of cost savings in overall construction.

These proposed changes may allow for additional multifamily housing projects to be designed, approved and constructed; however, the changes are optional to the type of structure designed. They can decrease costs associated with the types of structures they affect and allow for more multifamily housing if utilized.

These changes will expand development opportunities, increase flexibility in residential design and support efforts to address Oklahoma's housing needs. They will facilitate housing development while maintaining appropriate minimum construction standards.

For the rules listed under the column "Keep Costs the Same/No Impact," in the table above, they already exist in the agency's adoptions of the 2024 codes and were not amended. Since the rules already exist, the agency does not see where there will be any further impact on the construction industry.

ECONOMIC IMPACT ON POLITICAL SUBDIVISIONS:

The proposed rules in Title 748, Chapter 20, Subchapters 2, 4, 6, 8, 12, 14, and 16 will not have a negative economic impact on any political subdivision in the State of Oklahoma which is greater than any economic impact placed on such entities by the Act itself. These proposed rules create an allowance for political subdivisions to approve additional housing development types, currently and historically prohibited by code. The proposed rules change building codes to accommodate additional middle-housing configurations that can provide economic benefits to Oklahoma's political subdivisions. Allowing additional residential units within established communities can expand the local property-tax base, encourage private investment, increase commercial activity, and create additional opportunities for economic development. This can also allow political subdivisions to make more efficient use of previously established infrastructure, including streets, water and wastewater systems, utilities, and public services.

ECONOMIC IMPACT ON SMALL BUSINESS:

The proposed permanent rules concerning affordable housing have the potential to provide opportunities for builders and developers to reduce construction costs, when or if they choose to use the new options provided within the amendments. The economic benefits can extend well beyond the residential construction industry. The availability of affordable housing is directly connected to the ability of small businesses to attract and retain employees. When housing costs increase or suitable housing is unavailable near employment centers, businesses face additional challenges

recruiting workers, maintaining their workforce, and remaining competitive. Additional housing opportunities in established neighborhoods can also increase the customer base for neighborhood businesses, including restaurants, retailers, childcare providers, and other locally owned businesses. Other small businesses are reasonably not expected to have a significant economic impact.

MEASURES TAKEN TO MINIMIZE COMPLIANCE COSTS:

The emergency rules proposed in Title 748, Chapter 20, are not mandated, the changes give the opportunity to choose more affordable options. The agency utilizes technical review committees made up of expert volunteers in the construction industries affected by the code(s) to review them. As part of each review, each existing rule was reviewed to determine if it was still necessary. If not, it was stricken from the agency's rules. The public was given notice and the opportunity to submit proposed changes to the code and each change submitted was reviewed by the committee. All proposed changes were presented to the commission for review with a committee recommendation. The commission reviewed each recommendation and determined what should be included in the agency's adoption of each code.

EFFECT OF THE PROPOSED RULES ON PUBLIC HEALTH:

The adoption of the IBC®, IEBC®, IFC®, IFGC®, IMC®, IPC®, and the IRC® as modified by the OUBCC establishes minimum standards that ensure buildings are constructed to protect occupants from structural failure, fire, unsanitary conditions, poor indoor air quality, and exposure to environmental hazards. By mandating safe design and construction practices, uniform codes reduce injuries and fatalities associated with building collapse, electrical shock, carbon monoxide, and fire,. Uniform codes also promote health living environments by requiring adequate ventilation, moisture control and safe plumbing systems, reducing the prevalence of respiratory illness, mold-related health problems and waterborne disease. Consistent statewide adoption ensures that all Oklahomans, regardless of where they live, benefit from the same level of protection and public health safeguards. Uniform building codes function as a preventative public health measure, protecting citizens before harm occurs, reducing community healthcare burdens, and supporting long-term well-being and resilience.

Additional housing types will be available, giving potential for developers to increase the amount of affordable and attainable units. Housing affordability is directly connected to public health. More affordable housing can improve financial stability and allow families to spend more on necessities that support their health. Expanding middle-housing opportunities can provide important public-health benefits by increasing the availability of affordable housing, reducing overcrowding, improving housing stability, and providing additional housing choices for Oklahoma families.

DETRIMENTS TO PUBLIC HEALTH IF THE RULE IS NOT ADOPTED:

Failure to adopt these proposed amended permanent rules and proposed new rules poses significant risks to public health and safety, and undermines the fundamental purpose of public safety regulation, leaving citizens vulnerable to preventable harm and eroding the health resilience of communities statewide. Without consistent standards, construction quality can vary widely, leading to unsafe structures that are more prone to collapse, fire, or failure during severe weather events. Inconsistency increases the likelihood of injury and loss of life for both occupants and emergency responders. The lack of statewide consistency creates inequities in public health protection where some Oklahomans benefit from safe, code-compliant housing, while others remain at higher risk

simply due to where they live. Without the proposed rule changes there will continue to be limited housing types for developers to increase the amount of affordable and attainable units. When housing supply does not keep pace with demand, families may have fewer choices. When the supply of affordable housing is restricted, lower-income households can have difficulty finding stable housing. With a shortage in middle housing families are spending a disproportionate amount of income on housing. This results in less money being available for healthcare, prescription medications, nutritious food, and other necessities.

This rule impact statement was prepared on: November 23, 2026