ARIZONA DEPARTMENT OF HOUSING

1110 W. Washington St., STE 280
Phoenix, AZ 85007
602.771.1000

KATIE HOBBS
GOVERNOR

RUBY DHILLON-WILLIAMS
DIRECTOR

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Arizona Department of Housing Announces Adoption of 2024 ICC and 2023 NEC Codes to Elevate Safety and Modernize Factory-Built Housing Standards

PHOENIX, AZ — The Arizona Department of Housing (ADOH) - Office of Manufactured Housing has officially adopted updated building, mechanical, plumbing, and electrical standards for factory-built buildings (FBB), HUD Manufactured Home Installations that are site specific (flood, frost, and "SC", etc.), FBB Installations, Mobile Home Installations, Reconstruction, and Attached Accessory Structures (FBB, HUD MFG , Mobile Homes). Moving from the **2018 International Code Council (ICC) codes** and **2017 National Electrical Code (NEC)** to the **2024 ICC family of codes** and **2023 NEC (NFPA 70)** establishes a modernized baseline that maximizes consumer protection, minimizes fire and structural hazards, and expands long-term energy conservation for Arizona residents.

This code cycle update directly advances collective welfare by implementing enhanced life-safety engineering, updated arc-fault and ground-fault protection standards, and robust thermal envelope requirements. These measures systematically lower recurring utility costs, prevent preventable electrical failures, and ensure structural endurance in Arizona's distinct desert climate.

Key Code Updates

The regulatory transition applies to all modular and factory-built building plan reviews and in-plant inspections under ADOH jurisdiction:

- **2024 International Building Code (IBC)** & **2024 International Residential Code (IRC)**: Improved structural stability, fire resistance ratings, and updated material durability standards.
- **2024 International Energy Conservation Code (IECC)**: Optimized insulation, envelope sealing, and high-efficiency mechanical requirements designed to reduce lifecycle resource consumption.
- **2024 International Mechanical (IMC)** & **2024 International Plumbing Code (IPC)**: Upgraded ventilation safeguards, improved indoor air quality thresholds, and efficient water management systems.
- **2023 National Electrical Code (NFPA 70)**: Expanded Ground-Fault Circuit-Interrupter (GFCI) and Arc-Fault Circuit-Interrupter (AFCI) safety mandates to prevent electrical fires and workplace hazards.

Transition Timeline & Compliance

- **Effective Date: All Plan Applications, Installation Plan Applications, FBB Reconstruction Applications, and Plans for Plans for Attached Accessory Structures**.
- ALL PLANS submitted on or after **December 5, 2026**, must conform to the 2024 ICC and 2023 NEC standards.
- **Active Approvals:** Standard plans approved under the 2018 ICC/2017 NEC code cycle will remain valid for manufacturing, *installation, (permitting or inspections)* until **December 5, 2026**. **All plans that were approved prior to December 5, 2026 under the 2018 Codes, become null and void and can no longer be accepted on or after December 5, 2026.**
- **Submission Portal:** Licensed manufacturers and design professionals must submit revised documentation and calculations through the ADOH e-Licensing Solution Portal.
- Plans that are already updated and reflect the 2024 ICC Codes, may be submitted for approval as of this notice dated October 6, 2026. – We should accept a plan that is completed to the 2024 code at the acceptance date/media release. The code is a more restrictive standard and meets or exceeds the standards for an application. This will provide a jump start for those who are ready to submit to the new standard.
- **All Installation Plan applications** submitted on or after **December 5, 2026**, must conform to the 2024 ICC and 2023 NEC standards.

FBB Reconstruction

- **All Reconstruction Plan Applications** submitted on or after **December 5, 2026**, must conform to the 2024 ICC and 2023 NEC standards.

For additional information regarding FBB Reconstruction, please refer to the Arizona Department of Housing's website: https://housing.az.gov/programs/office-of-manufactured-housing/factory-built-buildings

https://housing.az.gov/programs/office-of-manufactured-housing

https://housing.az.gov/programs/office-of-manufactured-housing/plan-review