BLM Building Codes and Standards

Federal Law. The Public Buildings Amendments of 1988, 40 U.S.C. 3312 (formerly section 21 of the Public Buildings Act of 1959, 40 U.S.C. 619), require that each building constructed or altered by GSA or **any other federal agency** shall, to the maximum extent feasible, be in compliance with one of the nationally recognized model building codes and with other applicable nationally recognized codes.

Nationally Recognized Codes. For all design and construction work performed on federal buildings by BLM or those functions under BLM's construction authority, BLM has adopted the technical requirements of the following nationally recognized codes and standards referred to in this subsection (*including any and all accumulative supplements*). The technical requirements of these nationally recognized codes and standards will supplement other BLM requirements mandated by Federal Laws and Executive Orders, as well as other BLM criteria noted within this document that has been established to meet our customers' needs and their unique requirements.

State and Local Codes. BLM recognizes that the national building codes are typically the foundation of state and local building codes. State and local codes also represent important regional interests and conditions. As such, state and local building codes shall also be followed to the maximum extent practicable.

Legally, however, buildings built on federal property are exempt from state and local building codes. Local building permits and approvals are not required as BLM is the Authority Having Jurisdiction (AHJ). Notwithstanding, it is BLM's policy to comply with state and local building codes to the maximum extent practicable. Should a conflict exist between state and local codes and the BLM adopted nationally recognized codes, the BLM requirement shall prevail. All code conflicts shall be brought to the attention of the BLM NOC A/E Branch for resolution.

The BLM National Operations Center - Branch of Architecture and Engineering is charged with providing A/E technical assistance and direction for the BLM. The BLM NOC A/E branch requires the following nationally recognized codes and standards be incorporated into all BLM projects (where applicable):

National Codes and Standards

- 2021 IBC (International Building Code)
  - Including IBC Appendix F: Rodent Proofing
  - NFPA 101 – Life Safety Code – Use when/where IBC is silent
- 2021 IEBC (International Existing Building Code)
- 2021 IFC (International Fire Code)
- 2021 IFGC (International Fuel Gas Code)
- 2021 IMC (International Mechanical Code)
  - Except use ASHRAE 62.1 - 2022 "Ventilation and Acceptable Indoor Air Quality" *instead* of Chapter 4 "Ventilation" for commercial projects. Use Chapter 4 of the IMC for residential occupancies.
- 2021 IPC (International Plumbing Code)
- 2021 IRC (International Residential Code)
- 2021 IWUIC (International Wildland-Urban Interface Code)
  - WUI is defined by USDA's map of 2010 Wildland-Urban Interface of the Conterminous United States
- 2021 IECC (International Energy Conservation Code)
  - See 'Regulations' section below for Energy Efficiency Standards for the Design and Construction of New Federal Low-Rise Residential Buildings
  - Including Appendix CB – Solar Ready Zone – Commercial
  - Including Appendix RB – Solar Ready Provisions – Residential
- ASHRAE 90.1-2019 (Energy Standards for Buildings Except Low-Rise Residential Buildings)
  - See 'Regulations' section below for Energy Efficiency Standards for the Design and Construction of New Federal Commercial and Multi-Family High-Rise Residential Buildings

- NFPA 13 – Standard for the Installation of Sprinkler Systems (2022 Edition) (for non-residential buildings or non-residential portion of buildings)
- NFPA 13R – Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies (2022 Edition) (for crew quarters or sleeping quarters portion of buildings served by sufficient water supply)
- NFPA 13D - Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes (2022 Edition) (for sleeping quarters or sleeping quarters portion of buildings served by insufficient water supply for NFPA 13R system)
- NFPA 70 - National Electrical Code (2020 Edition)
- NFPA 72 - National Fire Alarm and Signaling Code (2022 Edition)
- NFPA 101 – Life Safety Code (2021 Edition) see IBC, above
- NFPA 780 – Standard for the Installation of Lightning Protection Systems (2023 Edition) (Perform Simplified Risk Assessment per Annex L and follow the recommendation output. Utilize lightning flash density from the web based, high resolution, Viasala Interactive Map.)
- NFPA 1221 - Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems Chapters 3 – 6 (for dispatch centers)
- ABAAS (Architectural Barriers Act Accessibility Standards)
- ASCE/SEI 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures (2022 Edition)
- ASHRAE 55 – 2020 - "Thermal Environmental Conditions for Human Occupancy"
- IEEE Standards
- IESNA Applications Standards Collection
- 2021 International Green Construction Code (IgCC) Section 501.3.6 "Reduction in Light Pollution"
- Interagency Security Committee - Physical Security Criteria for Federal Facilities

Laws

- 40 USC §3312 - Compliance with Nationally Recognized Codes
- 40 USC §3318- Lactation room in public buildings
- 42 USC §6834 (a)(3) (A)(iii) – Federal Building Energy Efficiency Standards (Solar Hot Water Heaters if Lifecyle cost-effective)
- 42 USC §8253 – Energy and Water Management Requirements (Including Federal Building Metering Guidance November 2014 Update
- 42 USC §8259b(b)(d)(e) – Federal Procurement of Energy Efficient Products
- 42 USC §17094 – Storm Water Runoff Requirements for Federal Development Projects (Predevelopment Hydrology for federal facilities over 5,000 square feet)
- Energy Policy Act of 2005
- Energy Independence and Security Act of 2007
- Architectural Barriers Act (ABA) of 1968
- Energy Act of 2020
- BABIES act: Public Law 114 - 235 – 'Bathrooms Accessible in Every Situation Act'

Executive Orders/Federal Policies

- Executive Order 13690 - Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input
- Executive Order 13717 - Establishing a Federal Earthquake Risk Management Standard
- Executive Order 13728 - Wildland-Urban Interface Federal Risk Mitigation
- Executive Order 13990 - Climate Crisis; Efforts to Protect Public Health and Environment and Restore Science
- Executive Order 14008 - Tackling the Climate Crisis at Home and Abroad
- Executive Order 14030 – Climate Related Financial Risk
- Executive Order 14035 - Diversity, Equity, Inclusion, and Accessibility (DEIA) in the Federal Workforce
- Executive Order 14057 - Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability
- Guiding Principles for Sustainable Federal Buildings and Associated Instructions (December 2020)

Regulations

- 10 CFR Part 433 - Energy Efficiency Standards for the Design and Construction of New Federal Commercial and Multi-Family High-Rise Residential Buildings
    - For commercial buildings and multi-family high-rise residential buildings, comply with the above Regulation including Comcheck compliance of the proposed building(s), and the energy use reduction performance target of 30% below ASHRAE 90.1-2019 Baseline Building.
- 10 CFR Part 435 – Energy Efficiency Standard for the Design and Construction of New Federal Low-Rise Residential Buildings
    - For low-rise residential buildings, comply with the above Regulation including Rescheck compliance of the proposed building(s), and the energy use reduction performance target of 30% below 2021 IECC (International Energy Conservation Code) Baseline Building
- 41 CFR Part 102-76 - Subpart C - Architectural Barriers Act

DOI Standards

- DOI Space Management Handbook
- Secretary of the Interior's Standards for the Treatment of Historic Properties

BLM Standards, Policies, and Internal Memoranda (IM)

- BLM Sustainable Buildings Implementation Plan
- BLM Manual 1535 - Space Management
- BLM Guidelines for a Quality Built Environment
- BLM IM 2021-030 Office Space Authorizations
- BLM IM 2023-020 Future Proofing of Fleet Parking Areas
- BLM IM 2023-021 Gender Non-Binary Restroom
- BLM IM 2023-046 Space Authorizations and Design Standards
- National CAD Standard (NCS/UDS) v6

A detailed code data and analysis must be completed by the A/E contractor during the design phase and documented within the project Construction Document drawings to demonstrate compliance with these codes and standards. At a minimum, the A/E shall document in the drawings:

- IBC Chapter 3 Occupancy classification
- IBC Chapter 4 special detailed requirements based on Occupancy and use
- IBC Chapter 5 building height and area limitations
- IBC Chapter 6 Construction Type and fire resistance rating requirements
- IBC Chapter 7 rated/protected assemblies
- IBC Chapter 8 interior finish classifications
- IBC Chapter 9 sprinkler system types/standards
- IBC Chapter 10 Occupant load calculations and means of egress requirements
- IBC Chapter 11 accessibility requirements
- IBC Chapter 29 plumbing fixture counts
- Energy Code data shall be documented to include required insulation and opening/glazing performance requirements and also means of compliance with same.
- For existing building projects, include IEBC Level of Alteration and Accessibility analysis.
- Additional focused data and analyses shall be provided to demonstrate code/standard compliance with project-specific design intent.

It is important to note that these codes and standards are updated periodically, and the most current version of this document should be referenced when the project is designed, in accordance with agency directives and guidance from the BLM NOC A/E Branch.