FEMA FACT SHEET

2025 Building Code Adoption Tracking: FEMA Region 4

This fact sheet provides a high-level overview of the status of hazard-resistant building code adoption in each state and territory within a FEMA region. The regional fact sheets show an annual metric of the percent of communities adopting hazard-resistant[1] building codes.

Why Building Codes?

Disaster resilience starts with building codes because they enhance public safety and property protection.

Why Track Codes?

Buildings constructed according to hazard-resistant building codes have shown better performance during disasters. By tracking which areas have strong building codes, SLTTs, FEMA, and other agencies can better determine which communities are more prepared and which might be at higher risk during a disaster.

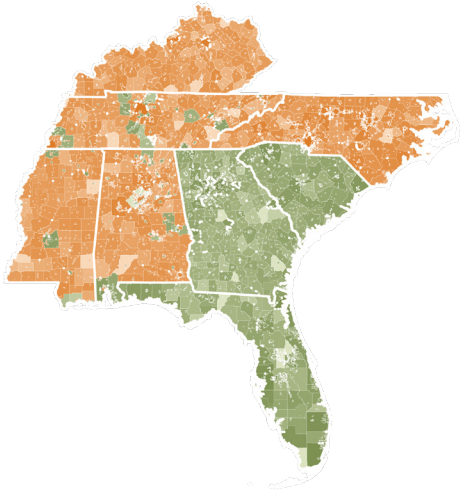

Figure 1. FEMA Region 4

Purpose of Building Code Adoption Tracking

- Use the emerging data to inform FEMA policies and laws in pre-disaster and post-disaster goals
- Federal funding assistance requirements may be correlated to adoption of the latest published building code editions.

FEMA's Role Will Be Continuous

- Proposing building code changes to ensure public safety
- Defending against changes that weaken flood, wind, and seismic provisions.
- Supporting the training of state, local, tribal and territorial officials.

[1] Hazard-resistant codes mean the 2021 or later International Building Code and International Residential Code, without weakening of any resilience provisions related to any of the five tracked hazards for which the jurisdiction is at high risk.

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Figure 2. Building Code Adoption Tracking Process

The following percentages indicate the tracked jurisdictions which have adopted hazard-resistant[2] building codes within each state. The percentages are based upon jurisdictions within each state which are at high risk[3] to one or more hazard types (Region 4's hazards are flood, damaging wind, hurricane wind, tornado, and seismic). Notes in *italics* indicate non-weakening notes relating to administrative, enforcement, or other non-design provisions.

FLORIDA

HIGHER RESISTANCE	
IBC	State adopts the 2021 International Building Code (IBC).
IRC	State adopts the 2021 International Residential Code (IRC). *Note that Florida amends R322.1.9, which contains flood provisions regulating manufactured homes in flood hazard areas, such that the IRC defers to local floodplain ordinances and other state requirements for regulation of manufactured home installation (effectively deletes R322.1.9).*

100%

99.0%

**21,535,964 people across 572 jurisdictions are protected.*

Note: State is not fully resistant because some jurisdictions with high flood risk do not participate in the NFIP.

SOUTH CAROLINA

HIGHER RESISTANCE	
IBC	State adopts the 2021 IBC.
IRC	State adopts the 2021 IRC.

99.6%

92.3%

**5,096,741 people across 349 jurisdictions are protected.*

[2] See footnote 1.

[3] High-risk is defined according to national consensus-based standards, the National Flood Insurance Program, and the Building Code Effectiveness Grading Schedule. For a detailed description of the high-risk methodology, visit the FEMA Building Code Adoption Tracking landing page at www.fema.gov/emergency-managers/risk-management/building-science/bcat/.

ALABAMA

LOWER RESISTANCE

IBC	No statewide building code. The Alabama Division of Construction Management adopts the 2021 IBC, but the Division does not have jurisdiction over commercial construction except for certain categories including hotels, motels, and movie theaters.
IRC	State adopts the (outdated) 2015 IRC as part of the Alabama Energy and Residential Codes (AERC), but allows jurisdictions that already had a residential code in effect on March 10, 2010 to continue enforcing and amending that pre-existing code. Jurisdictions which did not have a code in effect on that date were prohibited from adopting a residential code other than the one adopted in the AERC.

18%

11.3%

**880,971 people across 363 jurisdictions are protected.*

MISSISSIPPI

LOWER RESISTANCE

IBC	State building code requires jurisdictions to adopt one of the three most recent editions as adopted and amended by the Mississippi Building Codes Council (MBCC). The three most recent IBC editions adopted by the MBCC are currently the 2018 and the (outdated) 2015 and 2012 editions. However, jurisdictions were permitted to opt out of the state code when it was passed.
IRC	State residential code requires jurisdictions to adopt one of the three most recent editions as adopted and amended by the Mississippi Building Codes Council (MBCC). The three most recent IRC editions adopted by the MBCC are currently the 2018 and the (outdated) 2015 and 2012 editions. However, jurisdictions were permitted to opt out of the state code when it was passed.

3.1%

1.1%

**93,322 people across 362 jurisdictions are protected.*

TENNESSEE

LOWER RESISTANCE

IBC	State adopts the 2021 IBC. State allows jurisdictions to opt out of the state building code. Those that opt out, if they choose to enforce their own building code, must use a code that is no older than seven years compared to the most recently published edition If their code is older than the seven year cutoff, then the code adopted by the state (2021 IBC) applies instead.
IRC	State adopts the outdated IRC (2018 edition). State allows jurisdictions to opt out of the state building code. Those that opt out, if they choose to enforce their own building code, must use a code that is no older than seven years compared to the most recently published edition If their code is older than the seven year cutoff, then the code adopted by the state (2018 IRC) applies instead.

3.9%

0.6%

**261,048 people across 333 jurisdictions are protected.*

GEORGIA

LOWER RESISTANCE

IBC	State adopts the outdated IBC (2018 edition). *Note that Georgia deletes Chapter 1 entirely, losing NFIP-related administrative provisions for Flood Hazard Areas, including criteria for issuing a variance (Sec. 104.10.1) and inspection/documentation of lowest floor elevation (Secs. 107.2.5, 107.5, 110.3.3, 110.10.1).*
IRC	State adopts the outdated IRC (2018 edition). *Note that Georgia deletes R322.1.9, which contains flood provisions regulating manufactured homes in flood hazard areas. Note also that Georgia deletes Chapter 1 entirely, losing NFIP-related administrative provisions for Flood Hazard Areas, including criteria for issuing a variance (R104.10.1), inspection/documentation of lowest floor elevation (R106.1.4, R109.1.3), and determination of substantial improvement or repair (R105.3.1.1).*

0.0%

0.0%

**0 people across 364 jurisdictions are protected.*

Note: State is not fully resistant because some jurisdictions with high flood risk do not participate in the NFIP

KENTUCKY

LOWER RESISTANCE

IBC	Commonwealth adopts an outdated IBC (2015 edition), and weakens seismic resistance by: (1) amending Sec. 1613.3.3 to not require irregular structures to use S_S values exceeding 1.5, thus expanding the limitation of ASCE 7 12.8.1.3, and (2) amending Sec. 1613.3.5 to not require Risk Category I and II buildings with S_1 greater than or equal to 0.75 to be Seismic Design Category E.
IRC	Commonwealth adopts an outdated IRC (2015 edition), and weakens seismic resistance by (1) reducing the Seismic Design Categories of Figure R301.2(2) from the model code values for some counties, and (2) narrowing the scope of the "irregular structure" definition by expanding exceptions to it in R301.2.2.2.5. *Note that commonwealth also removes NFIP-specified criteria for granting a variance in a flood hazard area from R104.10.1.*

0.0%

0.0%

**0 people across 407 jurisdictions are protected.*

NORTH CAROLINA

LOWER RESISTANCE

IBC	State adopted the 2021 IBC with an original effective date of 7/1/2025 but then delayed the effective date until 12 months after the State Fire Marshal certifies that certain statutory and publication and distribution requirements have been met. The new effective date remains to-be-determined. In the interim, the previous code, based on the (outdated) 2015 IBC, remains in effect. State weakens hurricane resistance by reducing area of Wind-Borne Debris Region in Chapter 2, and by allowing prescriptive opening protection to apply beyond the model code limitations in Sec. 1609.1.2. *Note that state also removes many Chapter 1 administrative provisions, including NFIP-related Flood Hazard Area provisions such as: criteria for issuing a variance (Sec. 104.10.1) and inspection/documentation of lowest floor elevation (Secs. 107.2.5, 107.5, 110.3.3, 110.10.1).*

0.0%

0.0%

**0 people across 692 jurisdictions are protected.*

IRC	State adopted the 2021 IRC with an original effective date of 7/1/2025 but then delayed the effective date until 12 months after the State Fire Marshal certifies that certain statutory and publication and distribution requirements have been met. The new effective date remains to-be-determined. In the interim, the previous code, based on the (outdated) 2015 IRC, remains in effect. State weakens hurricane resistance by redefining in R202 Wind-Borne Debris Region so as to reduce its coverage area, and by allowing a prescriptive design to apply to taller buildings than allowed by the model code in Table R301.2.1.2, and by weakening the wind speed delineation lines for some counties compared with model code Figure R301.2(4) A. State weakens flood resistance by removing the 1-foot freeboard requirement for A Zones in R322.2.1 and for the lowest horizontal structural member in V Zones and Coastal A Zones in R322.3.2.