

# NEWSLETTER

CODE OFFICIALS OF ARKANSAS



## OUR SERVICES

The Code Officials of Arkansas supports safe, compliant, and resilient communities by providing education, guidance, and resources to code enforcement professionals across the state. Our services are designed to promote consistency, professionalism, and up-to-date knowledge in building safety and code administration.

### We provide:

- Training and continuing education for building, fire, plumbing, mechanical, and electrical codes
- Certification support and professional development opportunities

- Technical assistance and code interpretation guidance
- Legislative and code update information relevant to Arkansas jurisdictions
- Networking opportunities and collaboration among code officials
- Advocacy for best practices in building safety and code enforcement

Our mission is to equip Arkansas code officials with the tools and knowledge needed to protect public health, safety, and welfare.

## SPRING CONFERENCE

May 17<sup>th</sup>-May 22<sup>nd</sup>,  
2026 Spring  
Conference at Mount  
Magazine.

## HB 1503 IN AFFECT

Act 313 as of January 1<sup>st</sup>, 2026 the house Bill 1503 is in full affect for Accessory Dwelling Units (ADUs)

## B1-TRAINING ACADE

Focuses on IRC requirements for residential construction, inspections, and life-safety compliance.

**Spring 2026 Conference-** Code Officials of Arkansas is pleased to announce the following training opportunities designed to support certification, continuing education, and professional compliance for Arkansas code officials and inspectors.

**Training Schedule & Fees:**

- **Monday – Mechanical Inspector ICC CEUs:**  
\$100
- **Tuesday – Electrical Inspector ICC CEUs:**  
\$100
- **Wednesday – Building Code / State Fire Marshal:** \$100
- **Wednesday – NFPA Course:** \$100
- **Wednesday & Thursday – Building Inspector ICC (B1 – IRC):** \$0
- **Thursday – Building Code Inspection:** \$100
- **Thursday – Legislature Class with AML:** \$100
- **Thursday – Investigating ICF Wall Construction Meeting NFPA 285 Requirements:** \$100
- **Friday – Contractors Licensing & Compliance:** \$100



**B1 Training Academy (IRC)**

The **B1 (International Residential Code) certification** is a **foundational requirement for Arkansas code officials** involved in residential inspections and enforcement. This training ensures officials are qualified to interpret and apply IRC provisions for one- and two-family dwellings and townhouses, supporting consistent enforcement and public safety statewide.

Officials are encouraged to take advantage of these courses to meet certification requirements, earn ICC CEUs, and stay current with code, legislative, and inspection standards.



## **HB1503 – Key Highlights for Code Officials (ADU Permitting)**

### **Effective Date:**

- Applies to local policies and ordinances **on or after January 1, 2026**

### **1. ADUs Must Be Allowed “By Right”**

- Municipalities **must allow at least one (1) ADU by right** on a lot with a single-family dwelling.
- **No public hearing, variance, conditional use permit, or discretionary zoning action** may be required.
- Review is limited to confirming compliance with applicable codes and regulations.

### **2. ADU Types Permitted**

- ADUs may be:
  1. **Attached**
  2. **Detached**
  3. **Internal** to the primary dwelling

### **3. Size Limits**

- If attached or detached, an ADU may not exceed:
  1. **75% of the primary dwelling’s gross floor area**, or
  2. **1,000 square feet**, whichever is less.

### **4. What Municipalities CANNOT Require**

Code officials **cannot enforce local requirements** that:

- Require **additional parking** or parking fees
- Require **owner occupancy**
- Require occupants to be related
- Require matching exterior design, roof pitch, or materials
- Require **separate water or sewer connections**
- Require restrictive covenants as a condition of approval
- Impose **more restrictive setbacks, heights, lot size, or coverage** than the primary dwelling
- Charge **impact fees over \$250**
- Require public street or sidewalk upgrades (unless damaged by construction)

### **5. Fees**

- Municipalities may:
  1. Charge an **ADU application review fee up to \$250**
  2. Charge **normal building permit fees** in addition to the application fee

### **6. Codes Still Apply**

- ADUs **must comply with applicable regulatory requirements**, including:
  1. Arkansas Fire Prevention Code (AFPC)
  2. State and local building codes
  3. Health Department requirements (if no municipal water/sewer)

### **7. Utilities & Health Department**

- A municipality may require:
  1. **Will-serve letters** for water and sewer, or
  2. **Department of Health approval** where municipal services are unavailable

### **8. Short-Term Rentals**

- Cities **may still regulate short-term rentals**
- This law does **not** prevent local STR regulations

### **9. Non-Compliant Local Ordinances**

- Any local ADU regulation **that conflicts with HB1503 is invalid** as of January 1, 2026.

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### **Bottom Line for Code Officials**

HB1503 significantly limits local discretion in ADU permitting. **Code officials’ role is focused on code compliance—not zoning discretion.** ADUs must be approved when they meet applicable building, fire, and health codes.