



2024 ICC Codes Updates

City Council – Item 32
January 30, 2025



Overview

- International Code Council (ICC) 2024 Codes
 - 9 building-related and fire codes
 - Utilized for new and existing construction
 - Updated every 3 years
- Adopted to use the most:
 - Current national safety codes
 - Latest construction methods
 - New options for compliance



Building-Related Fire Codes Appeals and Advisory Board (BRFCAAB) Committees

- Created to review 2024 ICC Codes
 - Building
 - Fire
 - Residential
 - Existing Building
 - Mechanical
 - Plumbing
 - Fuel Gas
 - Swimming Pool and Spa
- 2023 National Electrical Code



Committee Members & Stakeholders

- American Institute of Architects (AIA)
- Structural Engineers Association of Texas (SEAOt)
- National Electrical Contractors Association (NECA)
- Greater San Antonio Builders Association (GSABA)
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
- Plumbing-Heating-Cooling Contractors (PHCC)
- Independent Electrical Contractors (IEC)
- Associated Builders and Contractors, Inc. (ABC)
- Professional Engineers in Private Practice (PEPP)
- Society of Fire Protection Engineers (SFPE)
- San Antonio Apartment Association (SAAA)
- San Antonio Sign Association (SASA)
- Building Owners and Managers Association (BOMA SA)
- San Antonio Board of Realtors (SABOR)
- The Associated General Contractors of America (AGC)
- Mechanical and Sheet Metal Contractors (MCA-SMACNA)
- Texas Air Conditioning Contractors Association (TAACA)
- CPS Energy
- San Antonio Water System (SAWS)
- Bexar County
- School Districts





Significant Changes for 2024

ICC Building-related and fire codes

2024 IBC - Building

SIGNIFICANT CHANGES

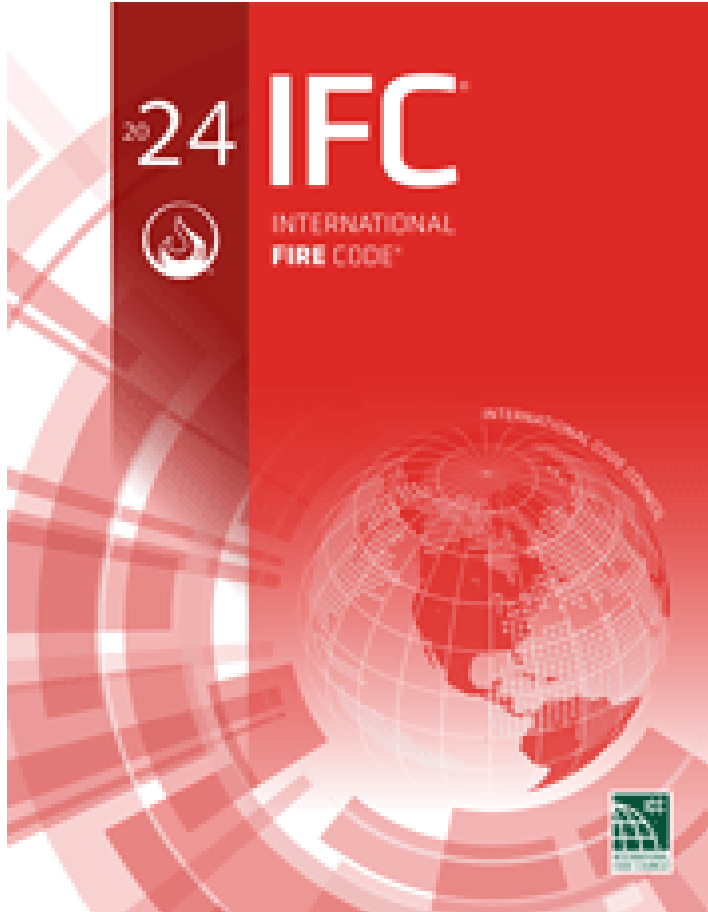
- Expands the option to construct shade structures near property lines
- Removes requirement for low level exit signs for hotels and motels
- Updates structural design requirements

COST IMPACT

- No impact
- Decrease
- Increase



2024 IFC - Fire



SIGNIFICANT CHANGES

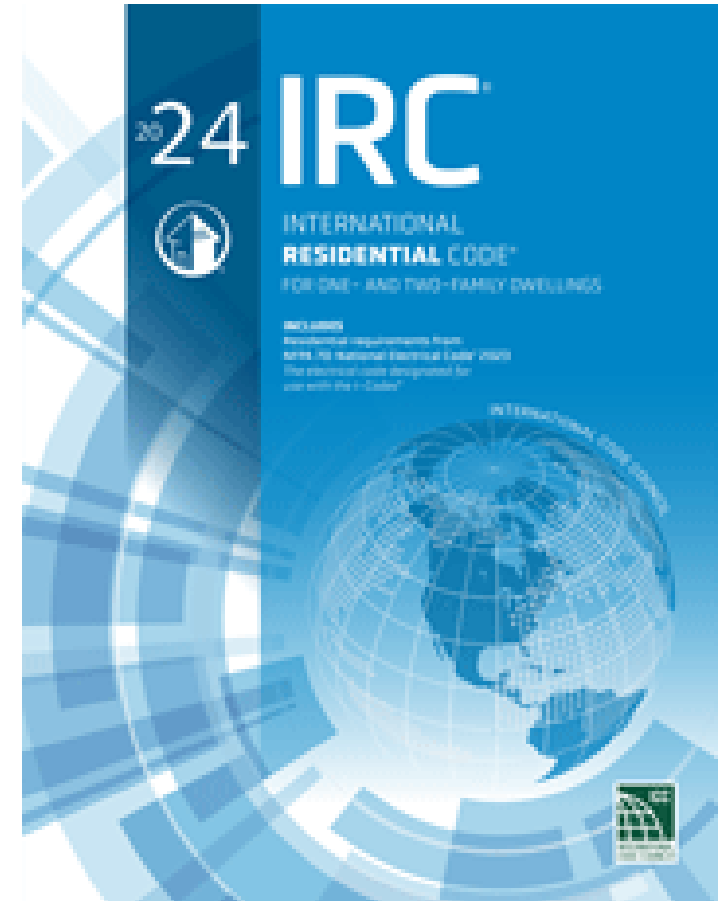
- Adds sprinkler and alarm requirements for lithium-ion battery uses
- Modifies sprinkler requirements for multi-family uses
- Expands carbon monoxide detection requirements
- Increases capacity for fire lanes to 85,000 pounds

COST IMPACT

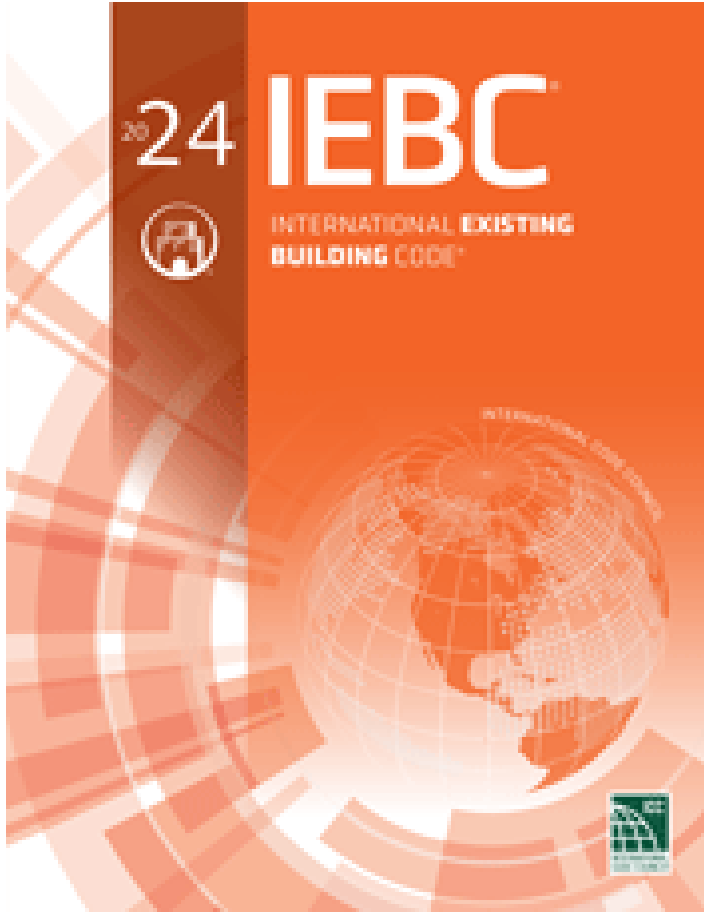
- Increase
- Decrease
- Increase
- Increase

2024 IRC - Residential

SIGNIFICANT CHANGES	COST IMPACT
<ul style="list-style-type: none">Modifies habitable attic and sleeping loft requirements	<ul style="list-style-type: none">Decrease
<ul style="list-style-type: none">Modifies vapor retardant requirements	<ul style="list-style-type: none">Decrease
<ul style="list-style-type: none">Clarifies required location of overflow pan drain lines	<ul style="list-style-type: none">No impact



2024 IEBC – Existing Building



SIGNIFICANT CHANGES

- Increases travel distances for remodeled buildings
- Expands requirements for emergency responder communications coverage

COST IMPACT

- Decrease
- Increase

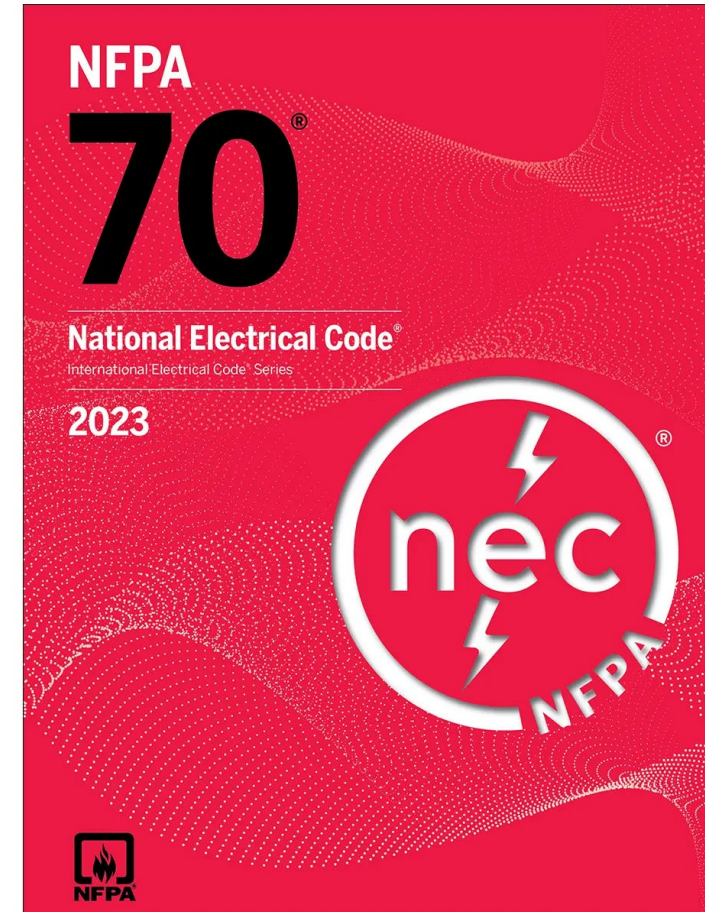
2023 NEC – Electrical

SIGNIFICANT CHANGES

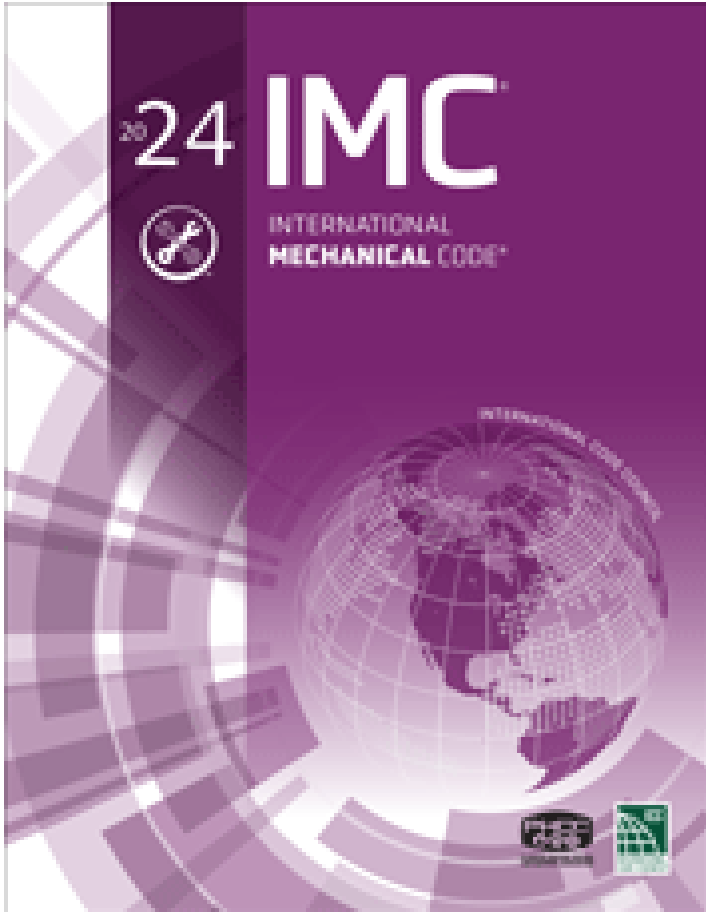
- Expands requirements for GFCI receptacles
- Modifies island and peninsula receptacle requirements
- Expands surge protection devices for sleeping units

COST IMPACT

- Increase
- Increase
- Increase



2024 IMC – Mechanical



SIGNIFICANT CHANGES

- Expands permanent ladder requirements
- Adds option for exhaust outlets

COST IMPACT

- Increase
- No impact

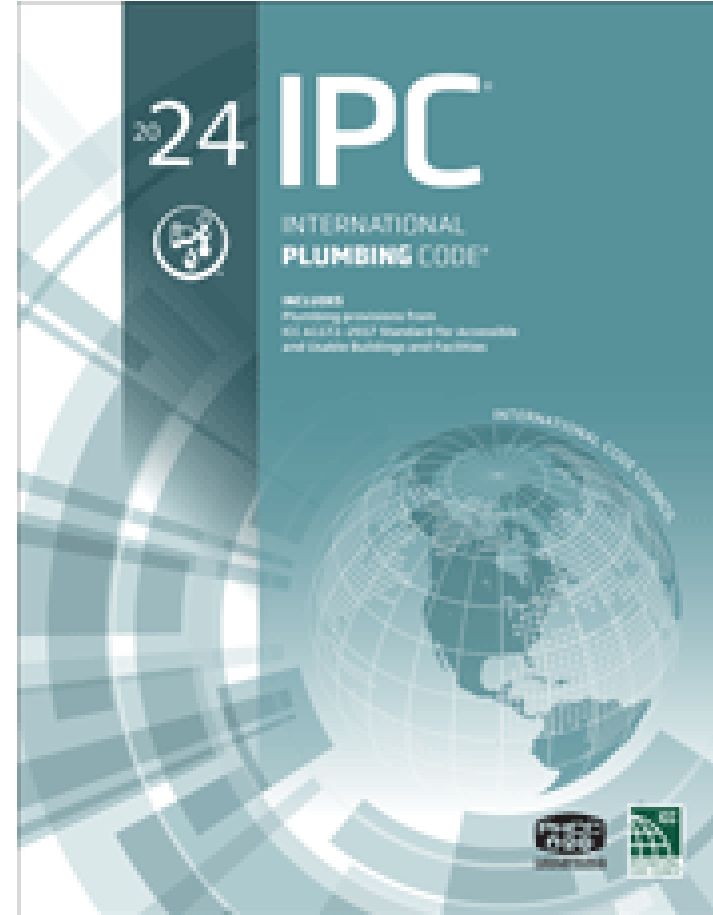
2024 IPC – Plumbing

SIGNIFICANT CHANGES

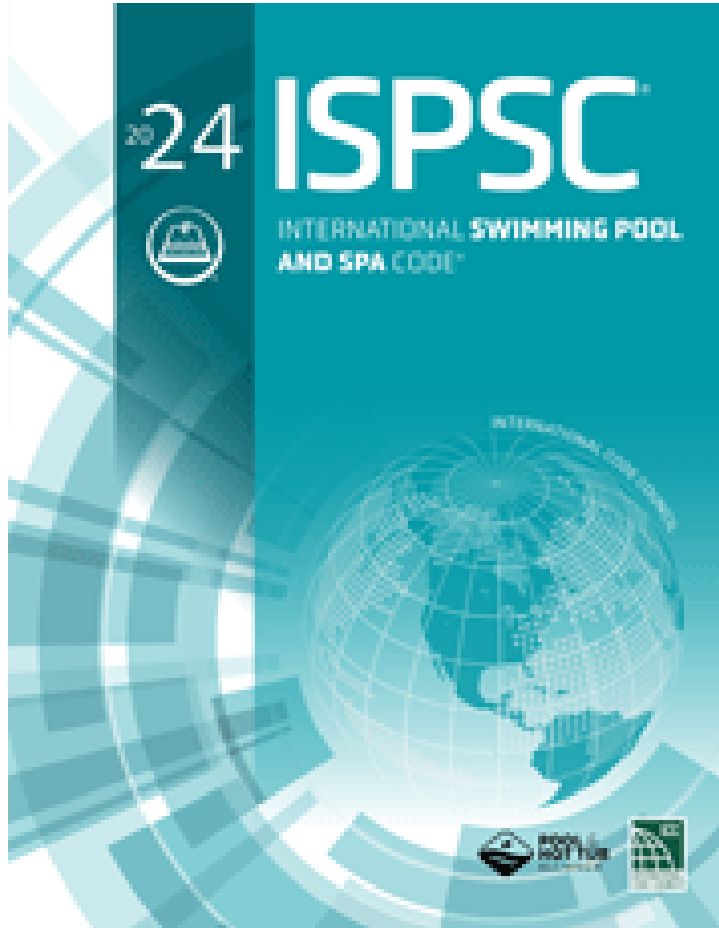
- Removes requirement to install tracer wire for sewer pipe
- Expands the exception for drinking fountains to all uses that provide water free of charge

COST IMPACT

- No impact
- No impact



2024 ISPSC – Swimming Pool & Spa

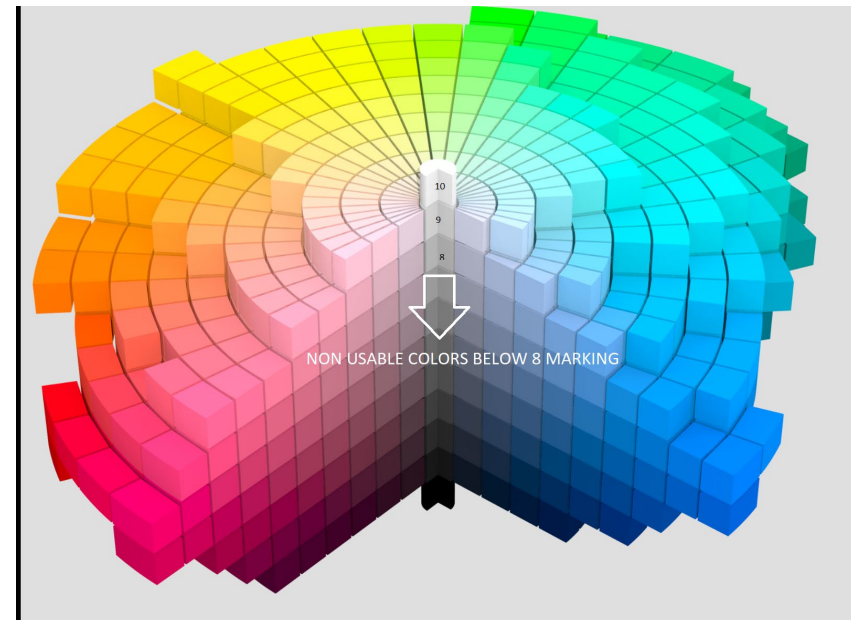


SIGNIFICANT CHANGES

- Modifies options for colors and finishes
- Elevated pools

COST IMPACT

- No impact
- No impact



2024

Ch. 10

Amendments



SIGNIFICANT CHANGES

- Home Improvement Contractor
- Onsite Supervision
- Clarified this registration allows home remodels up to 50% of building area
- **Commercial work** - onsite means at premises or structure where work is being conducted
- **Residential work** - onsite means within an unimpeded path of not more than 500 feet in same subdivision

Timeline

Aug. – Nov. 2024

- Community meetings
- Subcommittee meetings
- Board meetings

Dec. 2024

- Planning and Community Development Committee

Jan. 2025

- Present proposed amendments to City Council for consideration and approval

May 1, 2025

- 2024 ICC Codes and 2023 NEC become effective



Staff Recommendation

- Staff recommends approval of 2024 ICC building-related and fire codes, and the 2023 National Electrical Code with amendments as recommended by the Building-Related and Fire Codes Appeals and Advisory Board





THANK YOU!

Amin Tohmaz, PE, CBO
Deputy Director

