



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 32

Agenda Date: January 30, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, entitled “Building-Related Codes of the City of San Antonio” and Chapter 11 of the City Code of San Antonio, Texas, entitled “Fire Prevention” by revising administrative procedures, adopting the 2024 editions of the International Code Council (ICC), Inc., Building-Related Codes, the 2023 National Electrical Code, the 2024 edition of the International Fire Code and appendices, and their respective local amendments, applying administrative clarification, providing for penalties, publication and an effective date.

SUMMARY:

The proposed ordinance below seeks to update the various ICC family of codes currently adopted and enforced by the City of San Antonio to the more current 2024 editions and the 2023 National Electrical Code (NEC), and corresponding local amendments:

An Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, by adopting the 2024 editions of the International Building Code, the International Residential Code for One- and Two-Family Dwellings, the International Plumbing Code, the International Mechanical Code, the International Existing Building Code, the International Fuel Gas Code, International Swimming Pool and Spa Code, the 2023 National Electrical Code, and corresponding local amendments.

An Ordinance amending Chapter 11 of the City Code of San Antonio, Texas, by adopting the 2024 edition of the International Fire Code and corresponding local amendments.

BACKGROUND INFORMATION:

The building-related and fire codes that apply to the construction, alteration, enlargement, replacement, use, and occupancy of every building or structure are updated by the International Code Council (ICC) and National Fire Protection Association (NFPA) every three years. Currently, San Antonio is operating under the 2021 editions of the International Building Code (IBC), International Existing Building Code (IEBC), International Fire Code (IFC), International Residential Code (IRC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSC) and the 2020 edition of the National Electrical Code (NEC).

Prior to the start of code review meetings, the Development Services Department (DSD) held two community meetings, one online and one in-person, to detail the code adoption process and provide resources to submit proposed amendments, attend public meetings, and provide feedback on any proposals. The meetings were held on August 27th and 28th.

Since September 2024, DSD has reviewed the updated codes along with the San Antonio Fire Department (SAFD). DSD coordinated sixteen (16) open public meetings of the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) and its code review subcommittees in 2024 to ensure significant stakeholder involvement and input throughout the process. Stakeholder groups were notified of proposed draft changes to the proposed codes by DSD and SAFD staff via email copy and posting on SASpeakUp.

Stakeholder groups involved throughout the process include the 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), Building Owners and Managers Association (BOMA SA), 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 Board of Realtors (SABOR), Build San Antonio Green (BSAG), The Associated General Contractors of America (AGC), CPS Energy, San Antonio Water System (SAWS), Bexar County and local School Districts.

The individual Code Review subcommittees presented their recommendations to the full BRFCAAB for review and consideration. On Friday November 8, 2024, and Friday November 15, 2024, the BRFCAAB held final public hearings where it recommended approval of the various model codes and proposed local amendments. The Committee recommended the proposed changes to the full City Council for approval. Planning and Community Development Committee (PCDC) considered the proposed amendments on December 13, 2024 and recommended advancing consideration to A Session.

ISSUE:

The proposed ordinance will update the City's adopted codes to the 2024 editions of the International Building Code, the International Residential Code for One- and Two-Family Dwellings, the International Plumbing Code, the International Mechanical Code, the International Existing Building Code, the International Fuel Gas Code, International Swimming Pool and Spa Code, the 2023 National Electrical Code, and corresponding local amendments. The 2021 International Energy Conservation Code and its local amendments remains unchanged and in effect.

Proposed Ordinance will update the City's adopted International Fire Code to the 2024 edition and corresponding local amendments.

ALTERNATIVES:

If the City Council does not adopt the above-referenced Ordinance to the current editions of the model codes plus proposed local amendments, the 2020/2021 model codes currently adopted will remain in effect.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Development Services Department (DSD) and the San Antonio Fire Department (SAFD) recommend that City Council adopt the 2024 updated building-related and fire codes with proposed amendments.