



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: November 8, 2024

In Control: Building-Related and Fire Codes Appeals and Advisory Board Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible action on updating Chapter 10 (Building-Related Codes) by adopting the 2024 editions of the International Code Council (ICC) building-related codes, and the 2023 National Electrical Code with local amendments, and updating Chapter 11, Fire Prevention, by adopting the 2024 edition of the ICC Fire Code with local amendments.

SUMMARY:

The changes seek 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.

The proposed ordinance also seeks to update the fire-related codes currently adopted and enforced by the City of San Antonio to the more current 2024 edition of the International Fire Code (IFC) and corresponding local amendments. An Ordinance amending Chapter 11 of the City Code of San Antonio, Texas, by adopting the 2024 International Fire Code and corresponding local amendments.

BACKGROUND INFORMATION:

The building-related 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 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 (ISPSA) and the 2020 edition of the National Electrical Code (NEC).

Similarly, the fire-related codes establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, along with providing a reasonable level of safety to firefighters and emergency responders during emergency operations. Fire-related codes are updated by the ICC and NFPA every three years. Currently, San Antonio is operating under the 2021 edition of the International Fire Code (IFC).

Prior to the start of code review meetings, the Development Services Department (DSD) held two community meetings to detail the code adoption process and provide resources to submit proposed amendments, attend public meetings, and provide feedback on any proposals.

Since August 2024, DSD and the San Antonio Fire Department (SAFD) have reviewed the updated codes and 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 the DSD and SASpeakUp websites.

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), Professional Engineers in Private Practice (PEPP), Society of Fire Protection Engineers (SFPE), San Antonio Apartment Association (SAAA), and CPS Energy.

ISSUE:

Proposed amendments 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, the 2024 editions of the International Fire Code, and corresponding local amendments.

FISCAL IMPACT:

These changes have no fiscal impact

ALTERNATIVES:

n/a

RECOMMENDATION:

n/a