



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 12

Agenda Date: November 10, 2022

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance updating Chapter 10 (Building-Related Codes) by adopting the 2021 editions of the International Code Council (ICC) building-related codes, and the 2020 National Electrical Code with local amendments, and updating Chapter 11, Fire Prevention, by adopting the 2021 edition of the ICC Fire Code with local amendments.

SUMMARY:

The proposed ordinance seeks to update the various ICC family of codes currently adopted and enforced by the City of San Antonio to the more current 2021 editions and the 2020 National Electrical Code (NEC), and corresponding local amendments. An Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, by adopting the 2021 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 Energy Conservation Code, the International Existing Building Code, the International Fuel Gas Code, International Swimming Pool and Spa Code, the 2020 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 2021 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 2021 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 2018 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 2017 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 2018 edition of the International Fire Code (IFC).

Prior to the start of code review meetings, the Development Services Department (DSD) held two online community meetings 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 February 15th and 19th and were attended by citizens from Districts 1, 3, 4, 5, 8, 9, & 10.

Since February 2022, DSD has reviewed the updated codes along with the Office of Sustainability (OS). DSD coordinated twenty (20) open public meetings of the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) and its code review subcommittees in 2022 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 OS staff via email copy and posting on the DSD websites.

Stakeholder groups involved throughout the process include the American Institute of Architects (AIA), Structural Engineers Association of Texas (SEAOA), 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), CPS Energy, San Antonio Water System (SAWS), Bexar County and local School Districts.

The individual Code Review subcommittees presented their recommendations to the full BRFCAB for review and consideration. On Thursday, June 30, and Thursday, July 21, 2022, the BRFCAB 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 consideration.

DSD presented the proposed adoption of the latest model code editions to the Planning and Community Development Committee (PCDC) on September 22, 2022. PCDC members approved presenting all proposed codes except for the 2021 IECC to City Council for a vote. Members requested additional information pertaining to energy requirements for residential and commercial buildings be presented to the PCDC at the next meeting. DSD presented the requested items on October 31, 2022, and the PCDC approved the 2021 IECC to be presented along with family of model codes for consideration by full City Council.

ISSUE:

Proposed ordinance will update the City's adopted codes to the 2021 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 Energy Conservation Code, the International Existing Building Code, the International Fuel Gas Code, International Swimming Pool and Spa Code, the 2020 National Electrical Code, the 2021 editions of the International Fire Code, and corresponding local amendments.

ALTERNATIVES:

If the City Council does not adopt the above-referenced Ordinances to the current editions of the model codes plus proposed local amendments, the 2017/2018 model codes currently adopted will remain in effect.

FISCAL IMPACT:

This Ordinance has no fiscal impact.

RECOMMENDATION:

Development Services Department (DSD), Office of Sustainability (OS), and San Antonio Fire Department (SAFD), recommend that City Council adopt staff's recommendations for the adoption of the 2021 updated building-related codes and 2020 National Electrical Code with proposed amendments.