



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** October 31, 2022

**In Control:** Planning and Community Development Committee

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Update to Chapter 10, Building-related Codes by adopting the 2021 edition of the International Code Council (ICC) International Energy Conservation Code (IECC) with local amendments.

**SUMMARY:**

The proposed ordinance below seeks to update the ICC IECC code currently adopted and enforced by the City of San Antonio from the 2018 edition to the more current 2021 edition and corresponding local amendments:

An Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, by adopting the 2021 edition of the International Energy Conservation Code and corresponding local amendments.

**BACKGROUND INFORMATION:**

The IECC applies to the energy conservation requirements and efficiencies of every building or structure and is updated by the ICC every three years. Currently, San Antonio is operating under the 2018 edition of the IECC).

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.

DSD reviewed the latest edition of the code along with the Office of Sustainability (OS). DSD coordinated three (3) open public meetings of the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) and its code review committee 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 website.

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 committee presented their recommendations to the full BRFCAAB for review and consideration. On Thursday, June 30, and Thursday, July 21, 2022, the BRFCAAB held final public hearings where it recommended approval of the 2021 IECC and proposed local amendments.

The 2021 IECC proposed local amendments, along with the other model codes adopted by the city for the regulation of construction, were presented to the Planning and Community Development Committee (PCDC) by DSD on September 22, 2022. Council members on the PCDC requested that DSD complete research and provide additional costs impacts and energy savings for key proposed amendments.

#### **ISSUE:**

Proposed ordinance will update the City's adopted IECC to the 2021 edition and corresponding local amendments.

#### **FISCAL IMPACT:**

This item is for briefing purposes only.

#### **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 2018 IECC code currently adopted will remain in effect.

**RECOMMENDATION:**

Development Services Department (DSD) and the Office of Sustainability (OS) recommend that the PCDC approve forwarding staff's recommendations for the adoption of the 2021 IECC with proposed amendments to the City Council for consideration.