



City of San Antonio

Legislation Details (With Text)

File #: 15-1266

Type: City Code Amendments

In control: City Council A Session

On agenda: 1/29/2015

Title: An Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, by adopting the 2015 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, the 2014 National Electrical Code, and corresponding local amendments.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Ordinance - Chapter 10, 2. UPDATED Draft Ordinance - Chapter 10 - UPDATED on January 27, 3. 2015 Chapter 10 FINAL as signed and delivered - Added Jan 28, 4. Ordinance 2015-01-29-0066

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: City wide

SUBJECT:

Consideration of the following:

- A) An Ordinance amending Chapter 10 of the City Code of San Antonio, Texas, by adopting the 2015 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 , the 2014 National Electrical Code, and corresponding local amendments, thereto; and
- B) An Ordinance amending Chapter 11 of the City Code of San Antonio, Texas, by adopting the 2015 International Fire Code and local amendments.

SUMMARY: The Ordinances identified above seek to update the various International family of codes currently adopted and enforced by the City of San Antonio to the 2015 editions, the 2014 National Electrical 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 2012 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)*, the 2011 edition of the *National Electrical Code (NEC)* and the 2009 edition of the *International Energy Conservation Code (IECC)*.

Since January 2014, Development Services Department (DSD) has reviewed the updated codes along with the San Antonio Fire Department (SAFD) and the Office of Sustainability (OS). DSD coordinated twenty-nine (29) open public meetings of the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) and its code review subcommittees in 2014 in order to ensure significant stakeholder involvement throughout the process. Stakeholder groups were notified of proposed draft changes to the proposed codes by DSD, SAFD and OS staff via email copy and posting on the DSD and SAFD websites. Stakeholder groups involved throughout the process include the Real Estate Council, Associated Builders and Contractors (South Texas Chapter), San Antonio Apartment Association, Greater San Antonio Builders Association, San Antonio Building Owners and Manager's Association, Professional Engineers in Private Practice (Bexar County Chapter), American Institute of Architects (San Antonio Chapter), Sierra Club (Lone Star Chapter), and Build San Antonio Green.

The individual Code Review subcommittees presented their recommendations to the full BRFCAAB for review and consideration. On Tuesday, December 9, 2014, the BRFCAAB held a final public hearing where it recommended approval of the various model codes and proposed local amendments.

ISSUE:

Proposed ordinance (A) will update the City's adopted codes to the 2015 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, the 2014 National Electrical Code, and corresponding local amendments.

Proposed ordinance (B) will update the City's adopted International Fire Code to the 2015 edition and corresponding local amendments.

Updating the various model codes are intended to keep the City of San Antonio current with minimum construction requirements in order to safeguard the public's health, safety and general welfare. The updated codes will go into effect May 2015 with the exception of the updated energy code which would go into effect ninety (90) days after the publication of the Department of Energy's COMcheck and REScheck design and review software which is to be released mid-2015.

ALTERNATIVES:

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

FISCAL IMPACT:

This Ordinance has no fiscal impact.

RECOMMENDATION:

DSD, SAFD and OS recommend the approval of the adoption of the 2015 updated building-related and fire codes with proposed amendments.