



City of San Antonio

Legislation Details (With Text)

File #: 18-3975

Type: City Code Amendments

In control: City Council A Session

On agenda: 6/21/2018

Title: Amending Chapter 10 of the City Code of San Antonio, Texas, entitled "Building Related Codes of the City of San Antonio" by revising administrative procedures, adopting the 2018 editions of the International Code Council, Inc., building-related codes, the 2017 National Electrical Code, and their respective local amendments, applying administrative clarification and providing for penalties, publication and effective dates.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Ordinance A, 2. Draft Ordinance B, 3. Ordinance 2018-06-21-0493

Date	Ver.	Action By	Action	Result
6/21/2018	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

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 2018 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 2017 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 2018 edition of the International Fire Code and local amendments.

SUMMARY:

The Ordinances identified above seek to update the various International Code Council family of codes currently adopted and enforced by the City of San Antonio to the more current 2018 editions, the 2017 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 2015 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 2014 edition of the *National Electrical Code (NEC)* and the 2015 edition of the *International Energy Conservation Code (IECC)*.

Since February 2017, 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-four (24) open public meetings of the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) and its code review subcommittees in 2017 and 2018 in order to ensure significant stakeholder involvement and input 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), Build San Antonio Green, Plumbing-Heating-Cooling Contractors (PHCC), and Texas Air Conditioning Contractors of America (TACCA).

The individual Code Review subcommittees presented their recommendations to the full BRFCAAB for review and consideration. On Friday, May 25, 2018 the BRFCAAB held a final public hearing 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.

This item will be considered by the Comprehensive Plan Committee on June 20, 2018.

ISSUE:

Proposed ordinance (A) will update the City's adopted codes to the 2018 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 2017 National Electrical Code, and corresponding local amendments.

Proposed ordinance (B) will update the City's adopted International Fire Code to the 2018 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 October 1, 2018.

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 2015 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 2018 updated building-related and fire codes with proposed amendments.