



City of San Antonio

Legislation Details (With Text)

File #:	18-3798		
Type:	Staff Briefing - Without Ordinance	In control:	Comprehensive Plan Committee
On agenda:	6/20/2018		
Title:	Briefing and possible action on the recommended update to Chapter 10, Building-related Codes, to Chapter 11, Fire Prevention, and to Chapter 6, Buildings, by updating the City's minimum property maintenance code and by adopting the 2018 editions of the International Code Council (ICC) building-related and fire codes and local amendments. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Update to Chapter 10, Building-related Code, to Chapter 11, Fire Prevention, by adopting the 2018 editions of the International Code Council building-related and fire codes and local amendments, and to Chapter 6, Buildings, by updating the City's minimum property maintenance code.

SUMMARY:

The proposed Ordinances below 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, corresponding local amendments, and the property maintenance code:

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;

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 corresponding local amendments; and

C) An Ordinance amending Chapter 6, Buildings by updating the City's minimum property maintenance code.

BACKGROUND INFORMATION:

Building-Related and Fire Codes

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 Managers 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 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.

San Antonio Property Maintenance Code

The ICC property maintenance code is included as part of the ICC family of codes and therefore, it is appropriate to review and update in coordination with the other building and fire codes. San Antonio is currently operating under the 2015 edition of the *San Antonio Property Maintenance Code (SAPMC)*.

In December 2017, DSD established the 2018 SAPMC Code Review Committee to review and propose updates to the current SAPMC. The 2018 SAPMC Code Review Committee was made up of a diverse group of neighborhood, business and property owner stakeholders including members of the City's Building Standards Board (BSB), the Neighborhood Code Enforcement Task Force, San Antonio Board of Realtors, San Antonio Apartment Association, and San Antonio Building Owners and Managers Association. DSD coordinated five (5) meetings of the 2018 SAPMC Code Review Committee in which the committee reviewed the current City property maintenance code and proposed several amendments to it.

The 2018 SAPMC Code Review Committee and DSD presented the proposed 2018 SAPMC update to the BSB panels at two open public hearings on June 7 and 14, 2018. The BSB recommended approval of the current draft of the proposed 2018 SAPMC and recommended the proposed amendment be sent to the full City Council for approval.

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.

Proposed ordinance (C) will update the City's minimum property maintenance code to the 2018 San Antonio Property Maintenance Code. The 2018 SAPMC is substantially based off the 2018 ICC International Property Maintenance Code and is coordinated with the other 2018 ICC building-related and fire codes that are also being considered for adoption. As part of the proposed code update, the City will enter into a licensing agreement with the International Code Council in order to print and sell a consolidated document for property owners.

Updating the various model codes is 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 item is for briefing purposes only.

RECOMMENDATION:

DSD, SAFD and OS recommend that the Comprehensive Plan Committee (CPC) approve forwarding staff's recommendations of the adoption of the 2018 updated building-related and fire codes with proposed amendments to City Council.

DSD recommends that the CPC approve forwarding staff's recommendations of the adoption of the updated minimum property maintenance code to City Council.

