

2024 Building Code Adoptions

April 23, 2024
City Council Work Session

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a grey triangle pointing towards the top-left corner.

- Building codes exist to protect the health, safety, and welfare of building occupants.
- Currently, the International Codes, written and published by the International Code Council (ICC), are the codes that are adopted by virtually all cities in the U.S.
- The National Electrical Code, written and published by the National Fire Protection Association (NFPA), is the electrical code adopted by virtually all cities in the U.S.
- Both the ICC and the NFPA publish new editions of their respective codes every three years.
 - Allows for newer construction techniques and materials to be included in each code
 - Allows for issues causing concerns related to building safety to be addressed regularly
- Local amendments to the codes are often adopted by cities to address the unique factors and standards in their communities.

- Town staff recommends updating the Town's current codes to the latest versions released by the ICC and NFPA.
 - **Current:** 2018 International Code Edition (ICC) → **Proposed:** 2024 International Code Edition
 - International Building Code
 - International Fire Code
 - International Residential Code
 - International Mechanical Code
 - International Plumbing Code
 - International Fuel Gas Code
 - International Swimming Pool and Spa Code
 - International Property Maintenance Code
- **Current:** 2017 National Electric Code (NFPA) → **Proposed:** 2023 National Electric Code

- The proposed codes will bring the Town of Addison in line with the most currently published building codes.
- Additionally, the ISO rating of the Town is affected by the edition of the code adopted by the Town.
 - ISO reduces the scoring when a jurisdiction is more than one code cycle behind the currently published codes.
 - Now that the 2024 codes have been published, any jurisdiction that has not adopted the 2021 or 2024 codes will be graded down when their ISO rating is reviewed and calculated.
 - The Town of Addison has currently adopted the 2018 codes; therefore, we would be subject to a reduction in our ISO rating if newer codes are not adopted.

Proposed Local Amendments

- The following slides will summarize the substantive local amendments that are proposed to the codes.
- For all the proposed codes, general language amendments have been included to:
 - Reference the Town of Addison where required
 - Add language regarding the Board of Appeals
 - Remove references to the Existing Building Code
- Staff has proposed to remove some local amendments that are no longer needed to recognize and be consistent with current construction techniques and technology and move closer to the adoption of the base codes that exist in most cities.
- The slides will note if it is an **existing** amendment (or continued amendment from current code version), **removal of an existing** amendment, or a **new** amendment

International Building Code

1. Added language regarding the adoption of the fee schedule and refund policy. (*existing*)
2. Added language regarding Addison's automatic fire sprinkler regulations. (*existing*)
3. Removed local amendment that reduced high rise building requirements from 75 feet in height to 55 feet in height. (*removal of existing*)
4. Reduced construction hours from 7 am – 10 pm to 7 am – 8 pm. Provided exceptions for construction work not exceeding 65 decibels (the sound of a normal conversation). (*modified existing*)

International Residential Code

1. Completed Table 301.2 based on climate information for Addison.
2. Removed the requirement for a Certificate of Occupancy for buildings regulated by the International Residential Code. (Most cities in the DFW area have historically not required the issuance of a Certificate of Occupancy for One- and Two-Family Dwellings and Townhouses. *(removal of existing)*)
3. Specified gas testing procedures and required equipment. *(new)*
4. Specified that attics containing water heaters and HVAC systems must have a permanent ladder capable of supporting 300 pounds. *(existing)*
5. Added requirements for Air Conditioning of habitable spaces. The proposed maximum temperature would be 78 degrees. The code currently only requires spaces to be heated and not cooled. This will allow us to enforce cooling requirements for rental housing. *(new)*

Proposed Local Amendments

International Mechanical Code

1. Specified that attics containing HVAC systems must have a permanent ladder capable of supporting 300 pounds. *(existing)*

International Plumbing Code

1. Specified that attics containing water heaters must have a permanent ladder capable of supporting 300 pounds. *(existing)*
2. Specified the minimum depth of sewer lines to be 12 inches below ground. *(existing)*

International Fuel Gas Code

1. Specified that attics containing water heaters and HVAC systems must have a permanent ladder capable of supporting 300 pounds. *(existing)*
2. Specified the minimum depth of gas lines to be 18 inches below ground. *(existing)*
3. Established procedures and equipment required for testing gas piping systems. *(new)*

International Swimming Pool and Spa Code

1. Provided amendments to resolve conflicts between the Swimming Pool Code and Texas swimming pool regulations and Texas Accessibility Standards. *(existing)*

International Fire Code

1. Overall amendments reduced considerably. Previously, 50 pages of local amendments were included. The current proposal has approximately 14 pages of local amendments.
2. The largest amendment is the automatic fire sprinkler regulations requiring the installation of automatic fire sprinklers for virtually all buildings. (*existing*)
3. *Removed* local amendment that reduced high rise building requirements from 75 feet in height to 55 feet in height. (*removal of existing*)

International Property Maintenance Code

1. Changed the maximum height for grass and weeds to 10 inches to *comply with state regulations*. (*new*)
2. Added requirements for Air Conditioning of habitable spaces. The proposed maximum temperature would be 78 degrees. The code currently only requires spaces to be heated and not cooled. This will allow us to enforce cooling requirements for rental housing. (*new*)
3. Reduced construction hours from 7 am – 10 pm to 7 am – 8 pm. Provided exceptions for construction work not exceeding 65 decibels (the sound of a normal conversation). (*modified existing*)

International Energy Conservation Code

A blue circular logo with the word "ADDISON" in white, uppercase letters.

- The 2024 version of this code has not yet been published by the ICC.
- However, since there are no safety requirements contained in this code and the currently adopted edition of the International Energy Conservation Code (2018 edition) complies with state law, staff is recommending that we leave this code as is until such time that the new code is published and reviewed.
- Staff anticipates this code to be published this fall 2024.
 - Current state regulations require the Energy Systems Laboratory (ESL), a division of the Texas A&M Engineering Experiment Station, to review any newly published energy code and submit an evaluation to the Texas State Energy Conservation Office regarding whether or not that code complies with current state energy regulations.
- Once complete, staff will review and will evaluate the code and make a recommendation to City Council before end of 2024.

- Ordinances to adopt the recommended codes and proposed amendments are prepared and are on this evening's Consent Agenda for City Council consideration.
- Staff plans to evaluate and bring forward updated code versions when they are released by the ICC and NFPA, approximately every 3 years, for City Council consideration.

Questions