



Recommendation for Action

File #: 21-2039, **Agenda Item #:** 59.

6/3/2021

Posting Language

Conduct a public hearing and consider an ordinance repealing and replacing Article 1 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 International Building Code and local amendments; repealing and replacing Article 10 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 International Existing Building Code and local amendments; repealing and replacing Article 13 of City Code Chapter 25-12 (Technical Codes) relating to administering technical codes; amending Chapter 25-12 (Technical Codes) to create a new article specifically for flood loads and hazard areas; amending City Code Chapter 25-7 (Drainage) to update references for flood loads and hazard area regulations; waiving City Code Section 25-1-501 (Initiation of Amendment) and Section 25-1-502 (Amendment Review); and creating offenses.

Lead Department

Development Services Department

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

September 28, 2017 - Council adopted the 2015 International Building Code and 2015 International Existing Building Code and local amendments on Council Member Houston's motion, Council Member Garza's second on a 10-0 vote. Council Member Troxclair was absent.

For More Information:

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Council Committee, Boards and Commission Action:

March 24, 2021 - Adoption of the 2021 International Building Code and International Existing Building Code and related local amendments unanimously recommended by the Building & Fire Code Board of Appeals on a 7-0 vote.

Additional Backup Information:

The International Building Code (IBC) provides minimum requirements to safeguard the public health, safety, and general welfare of the occupants of new and existing commercial and multi-family buildings and structures. The International Existing Building Code (IEBC) covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings while achieving appropriate levels of safety without requiring full compliance with the new construction requirements contained in the other codes. The proposed ordinance reduces local amendments, clarifies existing amendments, and provides more flexibility to the design community.

If approved, the proposed ordinance will create a new Article 3 specifically for the City's flood load and

hazard areas regulations (also referred to as the City's "floodplain regulations"). The purpose of creating a specific article for these regulations is to simplify the City Code and avoid the need to repeat these regulations throughout each article of Chapter 25-12 (Technical Code). The proposed ordinance does not change the substance of these regulations.

The Development Services Department obtained stakeholder feedback through the Public Input platform.

Significant changes for the Adoption of the 2021 International Building Code and the 2021 International Existing Building Code include:

- Became the single source for all bathroom design requirements.
- The International Fire code is now the single source of fire protection and life safety systems.

Highlights of the local amendments include:

- Large number of previous amendments are now part of the published code.
- Added some additional exemptions from permitting.
- Provided clarification on pedestrian walkways in parking garages pertaining to required exiting.
- Occupied roof now part of the published code.
- Allowances for the semiconductor customer to use accordion style doors.
- Provided clarification on design requirements for accessibility components.
- Dead end requirements are back to published code.
- Exterior stair open side area requirement as per published code allowing more design options.

Strategic Outcome(s):

Safety, Government that Works for All