



Proposed adoption of the 2021 International Building Codes Item 24

Strategic Goal 2:
Set the Standard for a safe and secure city

2.1 Implement effective code enforcement strategies to reduce nuisances, enhance visual appearance and improve overall health and safety.

2.9 Promote building safety

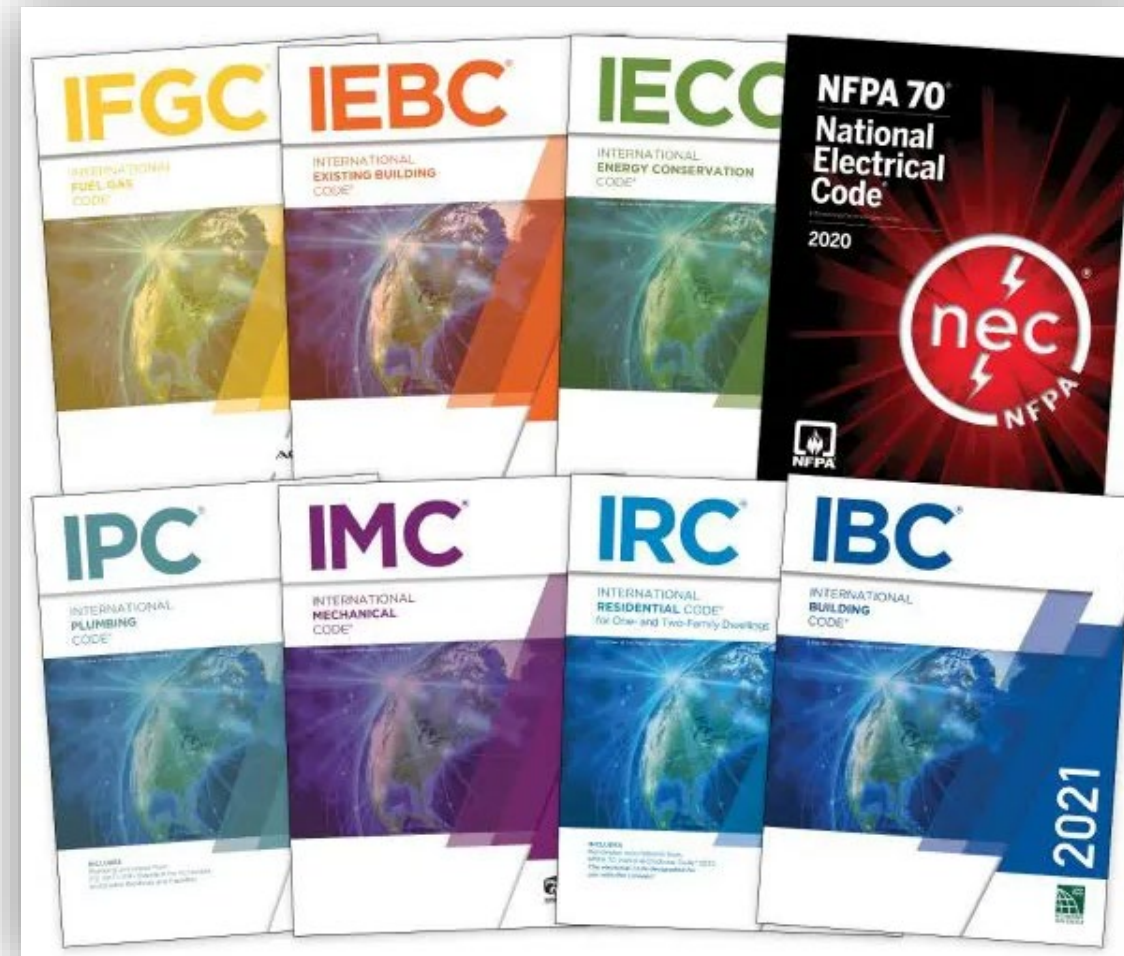


Purpose

This is a request for Council Adoption of the 2021 Edition of the International Building Codes

Their adoption will maintain El Paso's building safety standing among the largest cities in Texas, and

It will maintain and/or improve both commercial and residential insurance rates for residents and businesses within the city



Code Adoption History*

2000 - The City of El Paso first adopts the International Building Codes

2004 – 2003 ICC Codes – City transitions to 6-year cycle.

2010 – 2009 ICC Codes Adopted

2016 – 2015 ICC Codes Adopted

2022 – Proposed Adoption of 2021 ICC Codes

- Adopted with local amendments

ICC – International Code Council



Mass timber construction.

Photo courtesy of naturallywood.com, KK Law

Public Outreach



July 20, 2021 – IRC Significant Changes - over 100 participants

Nov. 2021 to Jan 2022 - HBA 2021 Code Classes – over 50 participants

June 13 & 14, 2022 - IRC Significant Changes - over 200 participants

June 18, 2022 - IBC Highlights training – over 50 participants

Sept. 28, 2022 – Developers Focus Group – over 40 participants

Nov. 30, 2022 - Developers Focus Group – over 40 participants

Dec 5, 2022 - Presentation to HBA – over 60 participants



IRC – International Building Code

IBC – International Building Code

HBA - Home Builders Association



ICC and ISO



Insurance Services Office (ISO)

- Municipalities with up-to-date codes demonstrate lower losses and insurance rates.
- **2016 Rating for the COEP = 4, Texas average = 6**
- **Adoption of the 2021 ICC Codes will ensure retention or improvement of current rating.**



International Codes Council (ICC)

- Dedicated to:
 - Development of model construction codes.
 - Construction of safe, sustainable, and resilient structures.
 - Provide **minimum safeguards** for all occupied structures.

Local Administrative Code 18.02

Proposed Amendments

Added

- Building liability and bond requirements for mechanical, electrical, and plumbing contractors.
- Provisions for denial of permit
- Investigation fees
- Increase bond requirements

Clarified

- Permit exemption for County, State and Federally owned buildings.
- Authorization to proceed requirements
- Authority to revoke permits
- Design professional requirements for small B and M occupancies
- Duration of permits roofing, window and A/C

Removed

- Notification for expired permit applications
- Removed requirements for commercial roof safety inspections

Key Changes - 2021 International Building Codes



2021 ICC Code Changes	Local Amendments
Commercial	
<ul style="list-style-type: none">• Clarification for primary and secondary structural frames• Expanded types of construction for Heavy Timber (Type IV)	<ul style="list-style-type: none">• Removed restrictions to materials allowed by technical codes, per state legislature.
Residential	
<ul style="list-style-type: none">• Requirements added for shipping containers• Lowered wind speeds from 115 to 105 MPH• Clarification for continuity of fire walls in townhomes• Tiny House provisions added	<ul style="list-style-type: none">• Removed restrictions to materials allowed by technical codes, per state legislature.• Updated tables to applicable geographic area• Updated Section R105.2 work exempt from permit.
Energy	
<ul style="list-style-type: none">• Increased R-value (insulation) requirements and lowered U-Factor	<ul style="list-style-type: none">• Added certification requirements for 3rd party testing agencies



Staff Recommendation



Staff recommends approval of the adoption of the 2021 Building Codes.





Questions?

Thank you!

