



City of Pflugerville

Legislation Text

File #: ORD-0640, Version: 2

Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas repealing and amending the City's Code of Ordinances to adopt certain international building codes and standards with amendment; establishing certain building regulations and requirements; establishing penalties thereto; providing for severability; and providing an effective date.

This ordinance mandates the adoption of the 2021 editions of the International Building Codes (IBC) for the City, replacing the 2015 editions, and the adoption of the 2020 National Electric Code, replacing the 2014 edition. The effective date will be April 1, 2022. The 2021 editions will apply to any project submitted for building permit after that date and apply to all building permits issued in the city and the extraterritorial jurisdiction (ETJ) where development agreements apply. These codes outline the criteria required for construction of buildings within Pflugerville.

The International Code Council (ICC), the publishing body for the codes, publishes new building codes every three years through a governmental consensus process that is open and provides opportunities for participation by all interested stakeholders. These stakeholders include municipal code officials, trade organizations, standards committees and the building community at large. During this process, the codes are thoroughly vetted and often restructured or reworded for greater ease of use and interpretation, and to help address new building technologies for greater efficiency and safety. The changes highlighted below, including the proposed local amendments, are intended to address significant changes from previous code adoptions.

- The National Electrical Code (NEC) is published by the National Fire Protection Association in different 3-year cycles with the same intent as the International Code Council to address new building technology and safety practices. This ordinance adopts the 2020 edition of the National Electrical Code. The State of Texas adopted the 2020 NEC as the minimum standard for all electrical work in Texas with an effective date of November 1, 2020.
- Changes to the 2021 International Residential Code (IRC) are minimal but include:

(F) Section R403.1.1 of the International Residential Code, 2021 Edition, adopted by the city, is hereby amended to read as follows:

R403.1.1 Minimum size. *The minimum width, W, and the minimum thickness, T, for concrete footings shall be in accordance with Table R401.1(1) through R401.1(3) and Figure R403.1(1) or 403.1.3, as applicable, but not less than 12 inches (305 mm) in width, and 12 inches (305 mm) in depth*

(G) Section R602.3.1 of the International Residential Code, 2021 Edition, adopted

by the city, is hereby amended to read as follows:

R602.3.1 Stud Size, height and spacing. *The size, height and spacing of studs shall be in accordance with Table R602.3(5). All wet walls, those containing DWV plumbing and mechanical exhaust 2" and greater, shall be required to be 2 x 6 nominal lumber.*

(H) *Section M1307.8 of the International Residential Code, 2021 Edition, adopted by the city, is hereby added to read as follows:*

M1307.8 Water deflection. *Outdoor unit location must be far enough away from any structure to prevent excess roof runoff water from pouring directly on the unit, or protected in a manner acceptable to the Building Official.*

- Changes to the 2021 International Building Code (IBC) again are minimal, but include:

(C) *Section 105.1 of the International Building Code, 2021 Edition, adopted by the city, is hereby amended to read as follows:*

[A]105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit in accordance with the issuance guidelines set forth by the City of Pflugerville to include: approval and acceptance from the Planning and Engineering Department, and Austin Public Health when the building official deems applicable.

(F) *Section 111.1 of the International Building Code, 2021 Edition, adopted by the city, the first sentence, is hereby amended to read as follows:*

111.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefore as provided herein. Conditions requiring a Certificate of Occupancy include: New Construction, Property Conversion, Change of Ownership/Name, and Major Construction that changes egress routes out of the property. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the jurisdiction.

- Changes to the 2020 National Electric Code are minimal. No additional changes from previous year's amendments, only updates to reflect current adoption year, and removal of previous amendments that contradicted State law with regards to building materials.
- Changes to the 2021 International Plumbing Code are minimal. No additional changes from previous year's amendments, only updates to reflect current adoption year, and removal of previous amendments that contradicted State law with regards to building materials.
- Changes to the 2021 Fuel Gas Code, Energy Conservation Code, Existing Building Code, Swimming Pool and Spa Code, and Property Maintenance Code are administrative in nature. Simply assigning the code to the City of Pflugerville. No additional changes from prescriptive code.

Travis County ESD #2, is contracted to serve as the City's review and inspection authority for Fire Code. The ESD has reviewed the 2021 edition of the International Fire Code and provided the following amendments:

(SS) *Section 903.2.8.5 of the International Fire Code, 2021 Edition, is hereby amended to read as follows:*

903.2.8.5 Townhouses constructed as rental units in multifamily developments... Townhouses constructed as rental units in a multifamily development shall be protected by an automatic fire sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2.

(TT) Section 903.2.9.5 of the International Fire Code, 2021 Edition, is hereby amended to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Exception: Self-service storage facilities, with a fire area not exceeding 12,000 square feet and not greater than one story above grade plane, where all storage spaces can be accessed directly from the exterior.

(c) Section 905.3.9 of the International Fire Code, 2021 Edition, is hereby amended to read as follows:

905.3.9. Distance. The fire code official is authorized to require installation of an approved Class I standpipe system where any portion of a building's interior area is located more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access. This distance shall be measured along an approved path of travel from the point of vehicle access to the most remote portion of the building.

(g) Section 907.2.6.1 of the International Fire Code, 2021 Edition, is hereby amended to read as follows:

907.2.6.1 Group I-1. An automatic smoke detection system shall be installed in corridors, waiting areas open to corridors, sleeping units, and habitable spaces . The system shall be activated in accordance with Section 907.5. In sleeping units, the audible alarm activated by a fire alarm system shall be a 520-Hz low-frequency signal complying with NFPA 72.

Exceptions:

1. For Group I-1, Condition 1 occupancies, smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

2. Smoke detection is not required for exterior balconies.

3. In memory care units, when approved by the fire code official, the system may be designed to operate in private mode as defined in NFPA 72. When private mode operation is approved, sleeping unit detectors shall provide a visual display on the corridor side of each sleeping unit and shall provide an audible and visual alarm at the care providers' station attending each unit.

Adoption of the latest edition of the building codes is an important part of the Insurance Services Office (ISO) classification awarded the City. The ISO performs the Building Code Grading Schedule (BCEGS) review on the Building Inspections Department every five years which awards points for, among other things, the edition of the building codes adopted by the City. Adopting the latest edition of the building codes can have a positive impact on the property insurance rates for the citizens and business owners of the City. The level of this BCEGS score, in turn, has a positive influence on the Community Rating System (CRS) classification awarded to the City by the Federal Emergency Management Agency (FEMA).

The City of Georgetown plans on adoption of 2021 codes in June-July/ 2022. The City of Cedar Park plans on a June 2022 adoption. Last word given was that the City of Round Rock would be adopting the 2021 ICC codes sometime in mid-2022. All three municipalities will undoubtedly adopt with specific local amendments. The changes proposed by the anticipated adoption of 2021 Code with minimum local amendments is consistent with the proposed changes anticipated by other municipalities, which aids in consistency across the region.

The homebuilders working in the City have been on notice since early 2021 and have received handouts about specific code changes at the monthly meetings. The Homebuilders Association of Austin has also been aware of the code adoption since early 2021 as this subject is a regular part of the agenda at the quarterly meetings. Builders and developers in recent pre-application conferences and the City's quarterly Development Pforums have also been made aware of the impending code edition changes.

Prior Council Action

March 8, 2022 - Council approved the ordinance on 1st Reading (Vote 6-0)

Funding Expected: N/A

Budgeted Item: N/A

Amount: N/A

1295 Form Required? No

Legal Review Required: N/A ___ Required Date Completed: 2/16/2022

Supporting documents attached:

Ordinance with Exhibit

Recommended Action

Motion to approve ordinance on 2nd reading as presented.