

CITY COUNCIL MEETING

GLO RCP Building Codes Update

July 28, 2026



Meeting Outline

- Team Introduction
- Project Overview
- Community Engagement
 - Concerns & Priorities
 - Builder's Forum/Other Feedback
 - Questionnaire Responses
- Surrounding Communities
- Code Comparison
- Code Update Considerations
- Significant Code Changes for Update
- 2024 ICC Code Adoption
- Benefits
- Discussion/Questions

GLO RCP Building Codes Update



Project Overview - Scope

Building Code Updates

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

Funding

100% funded by General Land Office, Resilient Communities Program Grant (GLO RCP)

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Schedule (GLO Requirements)

	Milestone 1 May 2025 (Month 1)	Milestone 2 Jun 2025-Jan 2026 (Months 2-9)	Milestone 3 Feb 2026-Aug 2026 (Months 10-16)	Milestone 4 Sep 2026 -July 2027 (Months 17-27)	Milestone 5 Aug 2027 (Month 28)
GRANT AWARD & PROCUREMENT					
COMPREHENSIVE PLAN UPDATE					
BUILDING CODE UPDATE UPDATES					
ZONING & LDC UPDATE					
GRANT CLOSE-OUT					



Project Overview - Work Schedule

Kick-off



February 2026 – April 2026
Work Plan, Community
Engagement, CC Work Session,

Findings & Draft Amendments

May 2026 – June 2026
Findings, Analysis, Stakeholder Meeting,
Draft Amendments

Finalization & Adoption

July 2026 – August 2026
CC Input, Public Hearing, Adoption

Community Input

- City Council Work Session
- Advisory Committee (AC) - 2 Meetings
- Website initialization
- Online questionnaire
- Community notices
- Stakeholder interviews

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Community Engagement

- Previous
 - Community Questionnaire, Focus Groups Meetings, Interviews, Community Events
- Specific Questionnaire
 - Website
 - Display at City hall
 - E-mailed to:
 - Participants of the Builders Forum
 - City's e-mail list of building professionals
 - Links to the Codes to the 2024 ICC
 - <https://codes.iccsafe.org/codes/i-codes/2024-icodes>



<https://www.surveymonkey.com/r/AngletonBuildingCodeUpdates>

The public is invited to attend 2 separate Public Hearings before the final Ordinance of Adoption

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Concerns & Priorities

What has been heard so far from the Community*

- Updated **Fire** Codes (Safety)
- Property **Maintenance** Codes & Enforcement (Neighborhood Preservation)
- **Exterior** Maintenance & Façade Standards (Maintenance)
- Flexible **Rehabilitation** & Safety Standards for Aging Buildings
- Higher Quality & **Durable** Materials (New Housing Quality)
- Flooding & Storm **Resilience** Standards (Disasters)
- Safety, Comfort, & **Accessibility** Codes (Seniors And ADA)
- Flexible **Rehabilitation**/Adaptive **Reuse** (Downtown Reinvestment)
- **Energy Efficient** Fixtures & Sustainability Standards (Low Energy Costs)
- Permit Review & Inspection **Predictability** (Efficient Processes)

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**Community Questionnaire, Focus Groups Meetings, Interviews, Community Events*

Concerns & Priorities*

What has been heard so far from the Community*

- Potential unnecessary hardships for builders in the community?
- Previously unclear changes to standards?
- Potential cost concerns for property owners and builders?

These concerns and priorities have been explained further in the following slides

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Concerns Addressed*

Potentially unnecessary hardships for builders in the community?

- International Code Council is nationally recognized as the minimum safety standards that help ensure buildings are safe, durable, and built consistently regardless of who designs or constructs them.
- Zoning Ordinances and other City regulations dictate where and if a particular structure can be built; the ICC Codes set standards for building those structures.
- ICC Codes cover a myriad of building and occupancy types, many of which most municipalities will not encounter.
- **Local amendments** to the ICC Codes are another means to customize the ICC Codes for the municipality. The code can be amended after adoption as the need arises.

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Concerns Addressed*

Previously unclear changes and updates to the ICC Codes?

- Spreadsheet provided with all significant changes to the Codes organized by summary and further broken down into separate sections for each Code Book.

Significant Changes — Code Summary		
Code	Edition Comparison	Changes Listed
IBC	2015 → 2024	15
IRC	2015 → 2024	15
IMC	2015 → 2024	12
IPC	2015 → 2024	14
IFGC	2015 → 2024	12
IEBC	2015 → 2024	12
IECC	2015 → 2024	13
IFC	2015 → 2024	13
IPMC	2015 → 2024	13
ISPSC	2015 → 2024	13
NEC	2014 → 2023	15

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Concerns Addressed*

Potential cost concerns for property owners and builders?

- There is no verified method to measure the exact cost impact the updated codes would have on the bottom line of the construction process.
- The proposed updates do require stricter energy code compliance standards; however, those will yield long-term savings and increased property values based on the improved system's efficiency.
- A better ISO rating will help reduce the insurance premium for **residents and businesses**. Codes adopted within six years (2018) of the most recent code versions (2024) result in higher scores for the ISO calculations. With the release of the 2027 version in January 2027, 2015 codes will be obsolete.
 - ISO rating dictates insurance rates for the community.
 - Better ISO ratings result in lower insurance rates

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Concerns Addressed*

Potential cost concerns for property owners and builders?

- 2024 Windstorm requirements
 - State requirement
 - Brazoria County follows 2024
- Applicability
 - External and major changes.
 - Exceptions – interior or not affecting roofing/exterior/windows/doors/structure.
 - Need windstorm insurance for mortgage.

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Builders Forum / Other Feedback

June 9 Builder's Forum- Angleton City Hall

- Local area builders and developers attended
- Hosted in person and via Team's call for online viewing and participation
- Team presented the newly proposed ICC and NEC codes
- Attendees gave positive feedback on the upgraded codes
 - Many builders in the area are already building to these codes because local areas have adopted them in practice
- Conformance to 2024 windstorm is a **state requirement**. Supports 2024 codes. Added requirements **support resiliency**
- **Learn from other cities** that have adopted 2024 – to be efficient

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Questionnaire Responses

Four responses

What concerns do you have regarding adoption of the 2024 ICC Codes?

1. Increased construction costs (3)
2. Increased design costs (3)
3. Additional documentation requirements
4. Extended review times
5. Training needs (2)
6. New inspection requirements (2)
7. Energy Code requirements
8. Fire protection requirements (1)
9. None
10. Other (please specify) - No comments

Mailed the week of 7/6/2026. Closes on 7/26/2026

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Questionnaire Responses

Two responses

How familiar are you with the 2024 ICC Codes?

1. Extremely familiar
2. Very familiar
3. Somewhat familiar (2)
4. Not so familiar
5. Not at all familiar

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Surrounding Communities

Angleton

2015

- Alvin 2024
- Friendswood 2024
- Pearland 2021
- Manvel 2021
- Katy 2021
- Pattison 2021
- Lake Jackson 2018
- Rosenberg 2018
- Brookshire 2018
- Brazoria County -
 - Single-family
 - No building & fire codes
 - County's flood plain requirement
 - Multi-family and non-residential
 - 2018 Fire Codes
- State of Texas 2024 (For Windstorm certification that is required in Angleton)

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Code Comparison

2018

- Incremental changes
- Incremental improvements in safety and efficiency

2021

- Major updates and changes to construction types and material allowances
- Significant advancement in safety, energy, and technology

2024

- Adequately addresses current trends
- Utilizes previous modernization in construction types and materials to keep pace with changing industry

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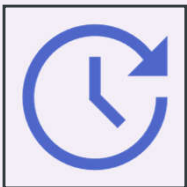
Code Update Considerations



Enhanced energy efficiency
& sustainability



Safety: improved
standards protect existing
infrastructure while
planning for growth



Planning for the future of
growth, development, and
resilience.

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Significant Code Changes For Update

- ▶ Uniform code clarity across all Code Sections
- ▶ Improved life safety provisions
- ▶ Electric Vehicle Charging and Battery Storage adequately addressed across all Code Sections
- ▶ Enhanced resiliency standards
- ▶ Stronger energy efficiency requirements
- ▶ Modernized construction practices

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2024 ICC Code Adoption

- Resiliency for Gulf Coast Conditions
- Supporting Economic Development
- Emerging Technologies
- Energy Efficiency and Operating Costs
- Adaptive Reuse and Redevelopment
- Enhanced Life Safety

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Benefits: Resiliency For Gulf Coast Conditions



Updated wind-load and structural requirements



Improved protection from severe weather events



Supports long-term property value and insurability

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Benefits: Insurance Regulations



Texas Department of
Licensing utilizes 2024 ICC
Codes for TWIA insurance

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Benefits: Supporting Economic Development



Better accommodates industrial, commercial and mixed-use projects



Addresses modern building designs and occupancies



Helps Angleton remain competitive for investment

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Benefits: Emerging Technologies



Clear standards for
EV charging
infrastructure



Addresses battery
energy storage
systems



Supports solar and
renewable energy
installations

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Benefits: Energy Efficiency & Operating Costs



Improved building
envelope
performance



Enhancement
mechanical system
efficiency



Lower long-term
operating costs for
owners and
tenants

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Benefits: Adaptive Reuse & Redevelopment



More flexible
pathways for
existing buildings



Encourages
reinvestment in
older properties



Supports
redevelopment of
established
corridors

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Benefits: Enhanced Life Safety



Updated fire
protection
requirements



Improved egress
and occupant
safety provisions



Protects residents,
employees, and
visitors

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Benefits: How Does This Affect Angleton?



Better
enforcement
clarity and
standards



Improved public safety
requirements
particularly in electric
vehicle charging and
battery storage uses



Leading industry
standard regulations
for development,
sustainability, and future
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Benefits: How Does This Affect Angleton?



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