



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 25, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Purpose

The proposed ordinance updates the City's construction and fire safety regulations by replacing the currently adopted 2015 International Codes with the 2024 editions published by the International Code Council (ICC), along with the 2023 National Electrical Code (NEC). The ordinance also incorporates several locally adopted amendments that reflect the City's existing development practices while improving administrative efficiency and consistency.

The Public Hearing was tabled last meeting. ***Staff has updated the proposed Ordinance which removes the bathroom exception.***

As noted in the last meeting, Staff addressed the Council, clarifying the appeals option and process for building construction as covered in Appendix B of the ICC.

Sec. ____ . Board of Appeals.

There is hereby established that the current **Board of Appeals** shall hear and decide appeals of orders, decisions, or determinations made by the Building Official regarding the interpretation and application of the City's adopted construction codes. The Board shall have the authority granted by Appendix B of the International Building Code, as adopted by the City, and shall not have jurisdiction over zoning matters, which remain under the authority of the Board of Adjustment and Appeals.

Any reference in the City Code to an Electrical Board, Plumbing Board, Mechanical Board, or other technical appeals board shall be deemed to refer to the Construction Code Board of Appeals.

Sec. 5-271. Created; organization.

(a) There is hereby created a six-member plumbing appeals and advisory board consisting of:

- (1) A licensed master plumber;
 - (2) A licensed electrician;
 - (3) A building contractor;
 - (4) The city engineer;
 - (5) The city health officer;
 - (6) A licensed architect or alternate selection pursuant to subsection 5-273(a).
- (b) The plumbing inspector shall be an ex officio, nonvoting member of the board.

Staff recommends establishing all appeals to be processed by the Board of Appeals with jurisdiction over:

- International Building Code (IBC)
- International Residential Code (IRC)
- International Existing Building Code (IEBC)
- International Fire Code (IFC), if desired
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- National Electrical Code (NEC)
- International Energy Conservation Code (IECC)
- International Swimming Pool and Spa Code (ISPSC)
- Property Maintenance Code (if adopted)
- Local construction-related ordinances administered by the Building Official

Sections to be edited and replaced: Section 7.6, Section 5-231, Division 2. Electrical Board, Section 5-81 through 5-83, Section 5-271- 276, etc.

Background

The City's current building regulations were adopted in 2019 and are primarily based on the 2015 International Codes. Since that time, significant changes have been made to national building standards, construction methods, energy efficiency requirements, resiliency standards, and life safety provisions.

City Staff organized a Builder's Forum event to gather insight from local area builders regarding the proposed ICC Codes. The event was available to participants to attend in person or online via a Teams call to participate. Adurra and SAFEbuilt presented attendees with a summary of the 2024 ICC Codes and 2023 NEC Code, respectively. SAFEbuilt discussed that aside from the update of industry standards, the Texas Windstorm Insurance Association (TWIA) requires structures to be built to the 2024 ICC Standards in order to be insured. The Forum was a successful outreach event and received positive feedback from the contractors and builders that were present.

Major Components of the Ordinance

The ordinance adopts the following code editions:

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Fire Code (IFC)
- 2024 International Plumbing Code (IPC)
- 2024 International Mechanical Code (IMC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2024 International Property Maintenance Code (IPMC)
- 2023 National Electrical Code (NEC)

Significant Local Amendments

While the ordinance largely adopts the ICC model codes, several local amendments have been retained or added to address Angleton's operational needs.

Administrative Consistency

The ordinance standardizes:

- Building Official authority

- Development Services Department enforcement responsibilities
- Permit valuation procedures
- Appeals procedures
- Fee administration
- Violation and penalty language

These provisions create consistent administrative procedures across all adopted codes, simplifying enforcement and improving customer service.

Benefits to the Community

Adoption of the 2024 Codes provides several benefits:

- Improved life safety through updated building and fire protection standards.
- Enhanced storm resilience and structural performance using current engineering practices.
- Greater energy efficiency for new construction.
- Better consistency with current State of Texas laws.
- Increased predictability for builders working throughout the region that have already adopted newer code editions.
- Reduced need for future ordinance revisions by updating obsolete code references.
- More efficient permit administration through standardized procedures across all adopted codes.

Impact on Builders and Developers

The ordinance is not intended to significantly alter the City's development process.

Instead, it:

- modernizes the technical construction standards;
- provides clearer administrative procedures;
- removes outdated code references;
- aligns permit administration across all disciplines; and
- provides builders with current nationally recognized construction standards already widely used throughout Texas.

Most local amendments retained in the ordinance reflect existing City practices that builders and design professionals are already familiar with.

Please follow this link, to review all of the 2024 Code Sections: <https://codes.iccsafe.org/codes/i-codes/2024-icodes>

Fiscal Impact

The ordinance is not expected to create a significant fiscal impact on the City's operating budget. Existing staffing and administrative processes will continue to administer the adopted codes.

Long-term benefits include reduced ambiguity during plan review and inspections, more consistent enforcement, and improved administrative efficiency.

Recommendation

Staff recommends approval of the ordinance adopting the 2024 International Codes and 2023 National Electrical Code and associated local amendments.

The proposed ordinance modernizes the City's building and fire regulations, improves consistency across all adopted codes, incorporates stakeholder feedback, preserves appropriate local amendments, and positions the City to continue supporting safe, resilient, and high-quality development while remaining aligned with current industry standards and State of Texas requirements.