City Commission Agenda Item

Meeting Date: July 7, 2026

From: Josh White, Community Development Director

Item: 2023 NEC & 2024 ICC Code Adoption with Amendments

Motion: An Ordinance adopting the 2023 NEC & 2024 ICC Code Editions, modifying Municipal Code Part II, Chapter 14 concerning buildings and building regulations, and repealing Ordinance No. 2024-11-4623 as to so reflect. ***(Roll Call)***

Background: In November 2024, the city adopted the 2023 NEC and the 2024 ICC Code Editions. At the time, the thought was to adopt the codes as is but it has been determined that some additional amendments are necessary to match current practice. The changes are generally aligned with the City of Winfield to provide some measure of uniformity across Cowley County. Staff does acknowledge that the two cities' codes will still not be identical. There are also two notable changes that should be mentioned. One of the changes involves sheathing requirements on residential roofs. Following the 2025 hailstorm, some confusion developed on what the sheathing requirements were. The Building Official used his interpretation authority for that section. The amendments match his interpretation and put them into full effect. The second amendment of note involves a modification to single family home construction requirements. During the 2026 Legislative Session, the Legislature adopted the By-Right Housing Development Act which requires streamlining the process of obtaining permits for homes defined by the Act. One of those requirements is for cities to utilize the 2018 International Residential Code regardless of the current Code cycle adopted. This amendment adopts the 2018 IRC in situations that meet the definition of by-right housing in the Act. In all other cases the 2024 IRC provisions will still apply.

This ordinance fully repeals the November 2024 adoption and readopts the 2023 NEC and 2024 ICC Code Editions. Staff feel that this is the cleanest way to make the appropriate adjustments.

Commission Options:

1. Approve the Ordinance
2. Disapprove the Ordinance
3. Table for further discussion

Fiscal Impact: Amount: **Cost of Publication**

Fund: Department: Expense Code:

☐ Included in budget ☐ Grant ☐ Bonds ☐ Other Not Budgeted

Attachments: Ordinance

Approved for Agenda by:

Randy Frazer, City Manager