



STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: BJ Bealor, Interim Building Official

Council Meeting Date: October 6, 2026

Agenda Item Wording: Discuss and consider approval of an ordinance amending Chapter 24, Article 24.02, Division 8, Section 24.02.351, and repealing Section 24.02.352, of the City Code of Ordinances to adopt the 2021 International Energy Conservation Code without local amendments; establishing transition rules; and providing for findings of fact, repealer, severability, effective date, and proper notice and meeting.

A. Recommended Action

Staff is recommending that the City repeal the 2024 IECC and adopt the 2021 IECC.

B. Background

Over the past few months, there have been multiple concerns raised from local designers, builders, and developers about the City's 2024 International Energy Conservation Code (IECC) adoption. Although most of these concerns dealt with minimal to moderate cost increases, the biggest concern was about the renewable energy requirements.

The 2024 IECC introduces both on-site and off-site renewable energy requirements that apply to commercial permits, with larger buildings generally experiencing the greatest impact. The cost and design implications of these requirements were not fully understood until permit applications were submitted and contractors began revising project bids. These concerns were also not raised by local stakeholders during the City's "Codes and Coffee" meetings held earlier this year as part of the discussion of the new code adoptions.

The on-site renewable energy provisions require property owners and contractors to install renewable energy systems, such as solar or wind generation, resulting in significant upfront costs that may take years to recover through energy savings. The off-site renewable energy options generally involve lower upfront costs but will require property owners to enter into long-term agreements and pay additional ongoing costs through mechanisms such as renewable energy investment funds or green retail tariffs. There are multiple surrounding municipalities that currently operate under the 2021 IECC, and most designers are prepared for these requirements. Not only is the 2021 IECC a common code adoption for our region, but this code is still within two ICC code cycles, and the City's Insurance Services Office (ISO) scores should not be affected. Staff does not recommend any amendments; most 2021 IECC amendments from the North Central Texas Council of Governments are centered around House Bill 3215, which the City already enforces and has complied with since its signing on June 14, 2021.

C. Attachments

Draft Ordinance