AGENDA ITEM NO. _____

# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** October 21, 2026
**PREPARED BY:** Michael Burrell, Director
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on an Ordinance, amending Chapter 3, Building Regulations, of the Code of Ordinances of the City of Manor, Texas by amending General Provisions; Building Official; Technical and Construction Codes and Standards; providing a severability clause, open meetings, effective date, and related matters.

**BACKGROUND/SUMMARY:**

The city last updated our building codes 10 years ago to move from the 2009 code cycles to the 2015 code cycles. This amendment updates our building codes to the 2021 code cycles (2023 for electric). The following currently adopted codes are updated: Building Code, Residential Code, Mechanical Code, Plumbing Code, Fire Code, Fuel Gas Code, Energy Conservation Code, Property Maintenance Code, and Electrical Code. The following codes are proposed to be adopted: Existing Building Code, Performance Code for Buildings and Facilities, and Swimming Pool and Spa Code.

The Swimming Pool and Spa Code used to be part of the Building Code, but after the 2015 code cycles, it was separated out and its own code created. While it is a new code proposed to be adopted with this ordinance, its provisions are already largely in effect with our currently adopted codes, but adopted the 2021 Building Codes without adopting the now separate Swimming Pool and Spa Code would remove these provisions, so the standalone Swimming Pool and Spa Code is proposed to be adopted.

The two entirely new codes proposed to be adopted are the Existing Building Code and Performance Code for Buildings and Facilities. The Existing Building Code adopts regulations that govern the use and reuse of existing buildings, their alteration, repairs, and additions, and the use and reuse of historic buildings and relocated or moved buildings.

The Performance Code for Buildings and Facilities adopts regulations that govern building performance levels, reliability, durability, and stability of buildings, and fire safety, mechanical, plumbing, fuel gas, and electricity performance standards.

The 2021 Fire Code is the only code proposed to be adopted with any substantive amendments. These amendments were reviewed by a third-party fire code reviewer with the city's engineering firm, GBA. The amendments being proposed by ESD 12 were coordinated with the County Fire Marshall with the intent to have similar fire code requirements across Travis County and its various jurisdictions. The city's 3rd party reviewer provided a determination of appropriateness and how much the amendment modified the base code. Their notes

are provided in the backup. Of the 60 amendments, the reviewer highlighted 10 whose appropriateness needed additional supporting information. ESD 12 provided information on those 10, which has been included in the 3rd party reviewer's notes.

Also provided in the backup is a spreadsheet that breaks down each section of this Ordinance and its purpose, the Significant Changes book provided by the ICC, and a comparison of the adopted code cycles for peer cities around Manor.

If approved, the ordinance would be effective January 1, 2027. This will allow a couple of months for the city to advertise the upcoming change and for applicants who have not yet submitted permits to update their plans to the new code cycles. Projects that submit prior to the effective date are vested under the currently adopted codes, and so long as their application remain valid, or their subsequent building permits remain active, those projects can continue under the current code cycles.

**ATTACHMENTS:** Yes

- Draft Ordinance
- Ordinance section change support spreadsheet
- ICC Significant Changes books
- Fire Code amendment 3rd party review with notes
- Peer city adopted building code cycle comparisons