



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☒ All

Agenda Date	May 9, 2023
Requested Action	<p>5.B</p> <p>CONSIDER ON FIRST READING ORDINANCE NO. 2023- ; AN ORDINANCE AMENDING THE CITY OF BOERNE, TEXAS, CODE OF ORDINANCES, CHAPTER 5. BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. CONSTRUCTION STANDARDS, ADOPTING THE INTERNATIONAL RESIDENTIAL CODE 2021 EDITION AND THE INTERNATIONAL ENERGY CONSERVATION CODE 2021. <i>(Adopt International Residential and Energy Conservation Codes 2021 Edition)</i></p>
Contact Person	Laura Haning, Director, Planning and Community Development Department
Background Information	<p>In August 2022, Council adopted the most recent Building Codes and Fire Code except for the Energy and Residential Code. Those sections were called out in the ordinance but were not part of the official approval. At this Council meeting, we will officially adopt the new Energy and Residential Codes and recommend several amendments to those Codes which are both specific to Boerne and in coordination with surrounding jurisdictions.</p> <p>CHAPTER 5. BUILDINGS AND BUILDING REGULATIONS ARTICLE II. CONSTRUCTION STANDARDS Sec. 5-36. Codes adopted. (b) The International Residential Code, 2021 Edition:</p> <p>The 2021 IRC does provide exemptions, most of which fall in line with our current regulations and don't need consideration, but there are a few requiring Council input. They are as follows:</p> <p>R105.2 Work Exempt From Permit</p> <ul style="list-style-type: none"> • Building: <ol style="list-style-type: none"> 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²). <i>Note: commercial accessory structures in the IBC</i>

are not to exceed 120 square feet without a permit. *(This conflicts with our Engineering Design Manual - 100 sf requires a permit)*

5. Sidewalks and driveways. *(Because we regulate impervious cover, receiving these plans with the building permit would be beneficial)*

10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4. *(This conflicts with our Engineering Design Manual – 100 sf requires a permit)*

(c) The International Energy Conservation Code, 2021 Edition.

The Energy Code categorizes regions of the United States into distinct Climate Zones. Kendall County falls under Zone 3 while Bexar County falls under Zone 2. As a result, Zone 3 requires higher levels of insulation and air sealing than Zone 2. Our Building Official is proposing amendments enabling the City to enforce Zone 2 requirements, which most builders are currently utilizing due to our proximity to San Antonio. Zone 2 standards are appropriate for our area and would provide a smoother transition to the 2021 Energy Code requirements. This amendment would have the effect of:

- Reducing the required wall insulation from R20 to R13 and wall thickness to 2 by 4-inch-thick walls plus insulated sheathing. *(Ceiling insulation would be required to be R49 either way).*
- Removes requirement to insulate foundation perimeter walls. *(The insulation is to protect foundations from extreme long-term weather conditions not typical of our area).*
- Air infiltration requirements are lessened. *(Structures allow a little more air transfer from interior to exterior and require a 3rd party test of air ceiling with a blower door test and duct sealing test).*

Adopting these amendments to the 2021 IECC standards satisfies the ISO and FEMA guidelines of adopting current codes. It also provides relief to builders by easing the requirements of new code compliance and coordinating our regulations with those of surrounding jurisdictions.

Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	