

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Oscar Arevalo, Building Official

Through: Pamela Centeno, Director of Planning & Codes;
Christopher Riggs, Assistant Director of Planning & Codes

Subject: Proposed Adoption of New Building Codes

Date: July 12, 2022

Cities adopt model building codes for the regulation and the enforcement of minimum construction standards. The City of Seguin has adopted the building codes published by the International Code Council (ICC) and currently have in place the 2015 edition of the applicable codes. The ICC publishes new codes every three years after going through extensive review of the various codes. Cities are evaluated for insurance rating purposes and must keep its codes up to date every six years. The City of Seguin was recently evaluated, and it was determined that the building codes must be updated to receive a better insurance rating. These ratings directly affect the price that homeowners and commercial property owners pay for their property insurance policies.

The National Electrical Code is published by the National Fire Protection Association and is an important code adopted by most cities. The City of Seguin is currently using the 2011 edition of the National Electrical Code and needs to move to the 2020 edition since the State of Texas has adopted that edition.

The current ordinance adopting the building and electrical codes have several modifications that are specific to the City of Seguin. This often leads to confusion for contractors since these exemptions vary from one municipality to another. The proposed ordinance has removed several of the modifications to make it easier to understand and enforce adopted codes that are consistent with national standards. City Council has already approved the removal of some of these modifications including the removal of permit requirements for fences, storage buildings under 200 square feet, and re-roofing of single-family homes. The proposed ordinance will adopt the ICC codes with minimal modifications mainly to avoid redundancy or conflicts with other codes currently in place.

A meeting was held with the Contractor Advisory Board on April 20, 2022, and they support the proposal to move to the 2018 International Codes and the 2020 National Electrical Codes. The 2021 ICC codes have been published but cities normally do not move to the newest codes since there are often discrepancies and problems that still need to be worked out in the latest edition of the codes. Most of the residential contractors in Seguin are currently building to the 2018 ICC codes so the impact to them will be minimal.

Attached please find a copy of the Ordinance amendments being proposed. Staff recommends approval of these amendments.