



Presentation and discussion regarding the 2018 International Building Codes

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Why Have Building Codes?

- **To Protect the Health and Safety of Residents, Business Owners and the Public**
- **Property Value Retention**
- **Longevity of Structures**



Why Update the Building Codes?

- They affect our CRS Score from ISO, which determines homeowners/flood insurance premiums
- New Technologies and Engineering Practices
- Small changes are easier to make



New Building Codes are published every three years.

All aspects of the ICC Code Development process are regulated by published procedures which are approved by the ICC Board of Directors.



The Process:

- Open
- Transparent
- Balance of Interest
- Due Process
- Consensus
- Appeals Process

Who's Involved?



- Code officials
- Design professionals
- Code consultants
- Trade associations
- Builders/contractors
- Manufacturers/suppliers
- Government agencies
- Anyone with an interest



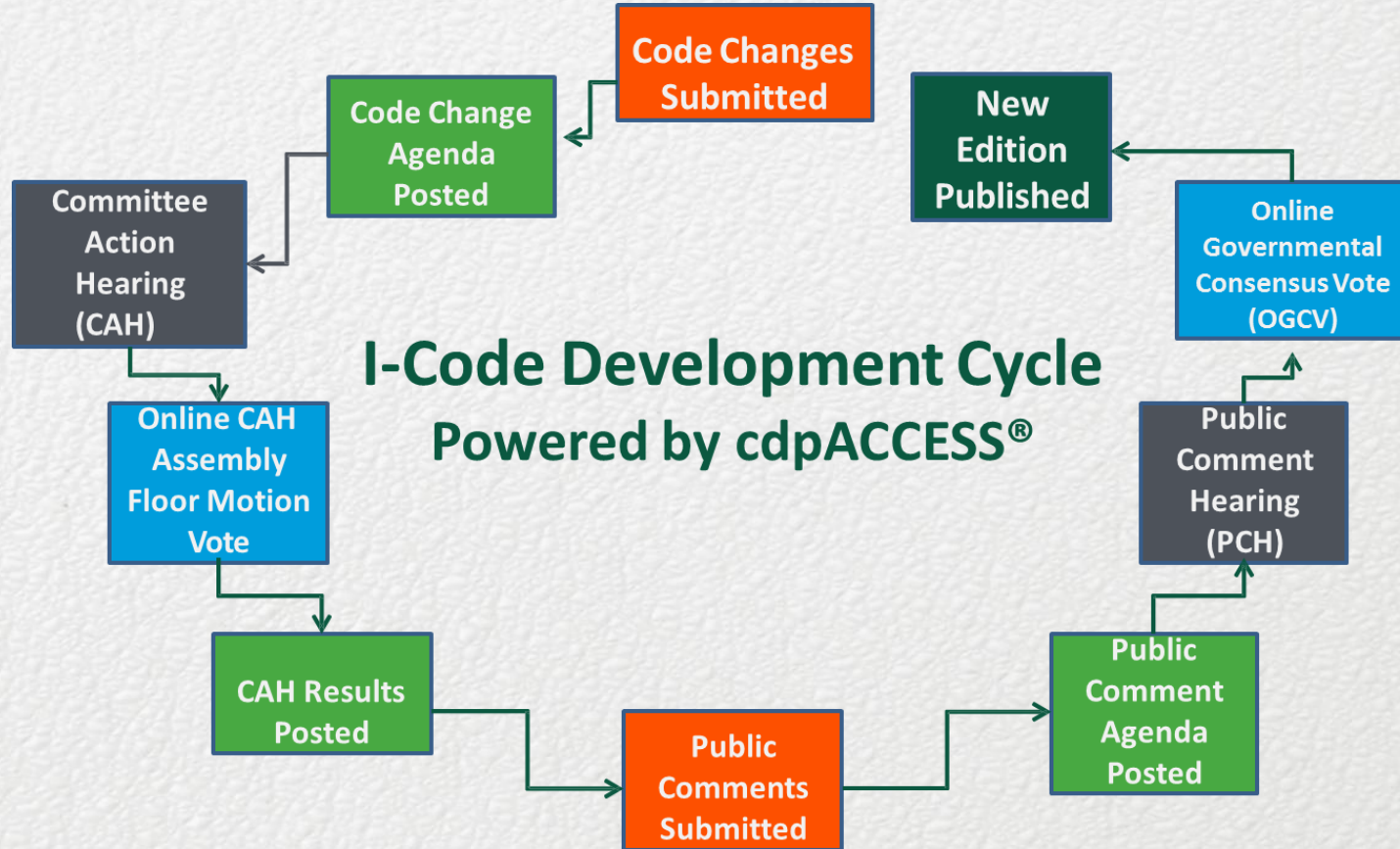
**The American
Institute
of Architects**



**National
Association
of Home
Builders**



How Does a Code Get Changed?



New Braunfels is currently under the 2015 International Building Codes with two exceptions:

- 2014 NEC
- 2012 Energy Code

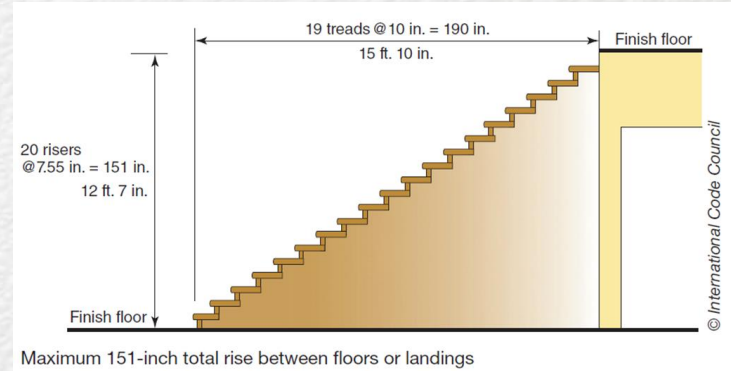
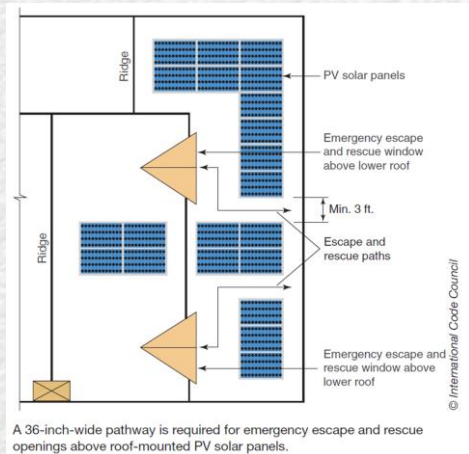


2018 International Codes



What has changed in 2018?

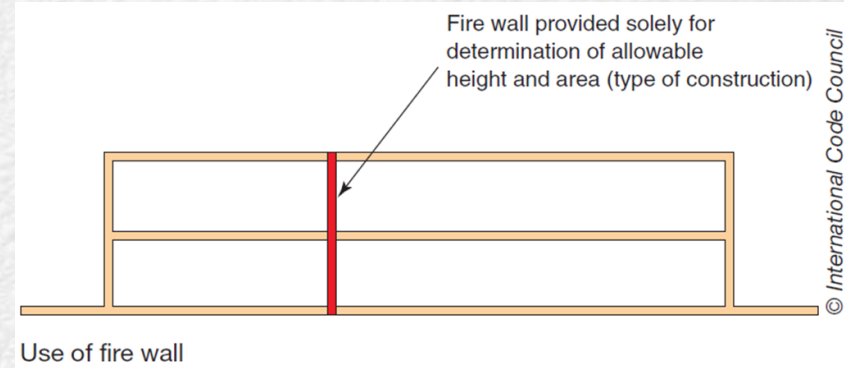
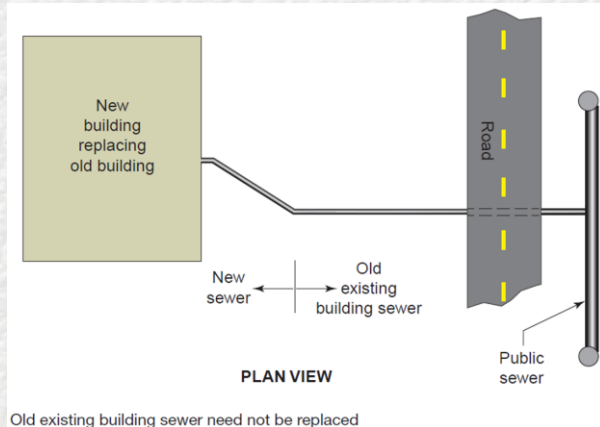
The majority of the changes in the 2018 Building Codes are technical



What has changed in 2018?

Significant Changes in the Building Codes are:

- The Use of Fire walls
- The Classification of Self Storage Facilities
- The reuse of Old Sewer Lines



What has changed in 2018?

2018 International Fire Code Changes are a little more significant

- Apartment Attic Sprinkler system
- New section about radio coverage
- Crowd manager coverage
- Locking Arrangements in Educational Occupancy's
- The Permitting of Outdoor Events
- Requires Existing Group A-2 Uses to Install a Fire Sprinkler System



What has changed in 2018?

Group A-2 Occupancies Consist of :

- Restaurants
- Bars
- Casinos
- Banquet Halls

These Businesses will be affected by this Code change:

- Bonzai Japanese Steak House
- Comal County Fair Grounds
- Conway's
- Circus Bingo
- Eagles Hall
- Elks Lodge
- The Watering Hole
- Wurstfest



Existing Group A-2 occupancies will be required to install an automatic sprinkler system if the occupant load is 300 or more.

Process Steps:

- ✓ **Held Public Meeting.....October 5, 2018 at City Hall 8:30am**
 - Contractors
 - Developers
 - Designers
 - School District
- ✓ **Presentation to City Council.....November 26, 2018**
 - **Public Hearing and First Reading.....January 14, 2019**
 - **Second Reading.....January 28, 2019**
 - **Effective Date.....Council's Discretion**



Questions?